

**ROBERT
HALE
HOMES FOR
SALE**

Falcon House, Falcon Road,
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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**3, ROSCOE TERRACE
WISBECH, PE13 2QE**

THE PROPERTY: THIS IS A SHOW HOUSE! BEAUTIFULLY PRESENTED TWO BEROOMED SEMI DETACHED HOUSE TUCKED AWAY IN A QUIET PRIVATE CUL DE SAC, WITH EASY ACCESS TO SCHOOLS & TOWN CENTRE * SEPARATE DINING ROOM * USEFUL GROUND FLOOR CLOAKROOM * SUPERB SPACIOUS FIRST FLOOR BATH/SHOWER ROOM * LOVELY KITCHEN * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * LOVELY ENCLOSED GARDEN TO REAR * PARK RIGHT OUTSIDE YOUR FRONT DOOR * BUY IT BEFORE ANYONE ELSE DOES!!

THE PRICE:

£159,995

FREEHOLD EPC BAND E

REF.8834

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. 8834 3, ROSCOE TERRACE, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre car park take the Church Terrace exit turning right into West Street. Then turn third right into Victoria Road, then second left into Milner Road, then first right into Goldings Place. Park and take the 'walk thru' into Roscoe Terrace.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 11'1"(max) x 10'2"(max)

DINING ROOM: 12'7"(max) x 11'2"(max) with feature 'period style' open fireplace, stairway off, understairs cupboard;

KITCHEN: 10'4"(max) x 7'1"(max) with a range of wall cupboards, built in electric cooker, part tiled walls, preparation surfaces with drawers & cupboards under, inset single drainer sink unit with mixer tap & cupboards under;

GROUND FLOOR CLOAKROOM/W.C.: With low level w.c., pedestal wash basin with mixer tap & tiled splash back;

REAR LOBBY:

FIRST FLOOR:

LANDING: With access to part boarded loft with light point;

BATHROOM/W.C.: With shower/bath with Thermostatic shower overhead, low level w.c., pedestal wash basin with tiled splash back, heated towel rail;

BEDROOM NO 1: 11'2"(max) x 9'8"(max)

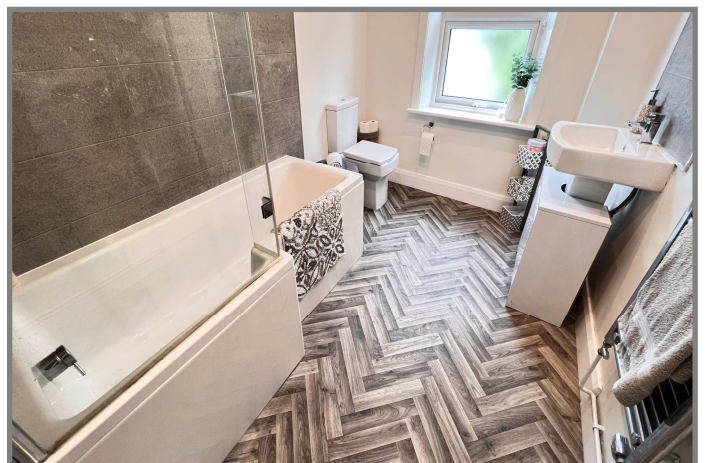
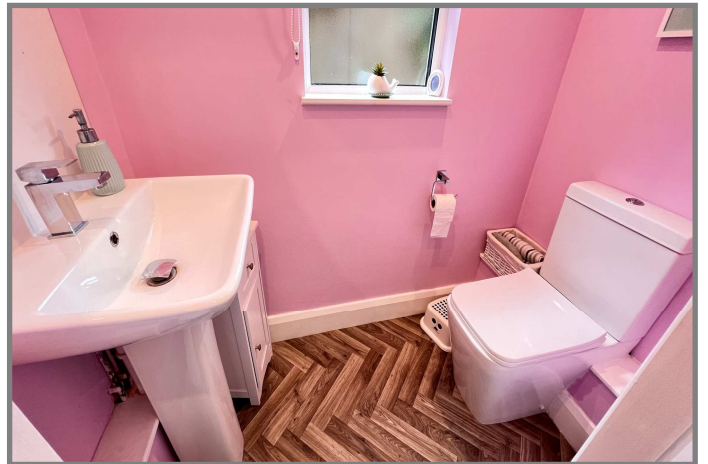
BEDROOM NO 2: 9'10"(max) x 8'(max) with airing cupboard housing VOKARA gas fired wall mounted combi boiler;

OUTSIDE: **COLD WATER TAP: OUTSIDE LIGHT: PARKING TO FRONT:**

GARDENS: Shared pedestrian access to side leads to a timber gate opening onto the long enclosed low maintenance rear garden which is mostly down to a paved patio area.



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