

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU  
**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**94, OSBORNE ROAD  
WISBECH  
PE13 3JW**

**THE PROPERTY:** DECEPTIVE TWO BEDROOMED MID TERRACED HOUSE \* SEPARATE DINING ROOM \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* UTILITY \* USEFUL OUTHOUSE \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* VERY LONG GARDEN TO REAR \* IDEAL FIRST TIME BUY OR INVESTMENT AS A 'BUY TO LET' \* VIEW QUICKLY!

**THE PRICE:** £129,995 FREEHOLD EPC BAND C REF. 8836

**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. 8836 94, OSBORNE ROAD, WISBECH**

**COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road to the second set of traffic lights and turn left into Mount Pleasant Road. Then turn fifth right into Osborne Road. The property is on the right hand side.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**LOUNGE:** 12'1"(max) x 11'7"(max);

**INNER HALL:** With stairway off;

**DINING ROOM:** 12'6"(max) x 12'(Max) with feature fire surround, walk in understairs cupboard;

**FITTED KITCHEN:** 11'1"(max) x 7'3"(max) with range of wall cupboards, built in electric hob, built in electric oven, electric hob hood, inset stainless steel single drainer sink unit with mixer tap & cupboards under;

**UTILITY:** 9'1"(max) x 7'1"(max) 'L' shaped with space/plumbing for automatic washing machine;

**FIRST FLOOR:**

**LANDING:** With access to loft;

**SPACIOUS BATHROOM/W.C.:** With panelled bath with mixer tap & shower attachment, low level w.c., pedestal wash basin with tiled splash back, Worcester gas fired wall mounted C/H boiler;

**BEDROOM NO 1:** 12'(max) x 11'5"(max) with walk in wardrobe/cupboard;

**BEDROOM NO 2:** 12'9"(max) x 9'2"(max);

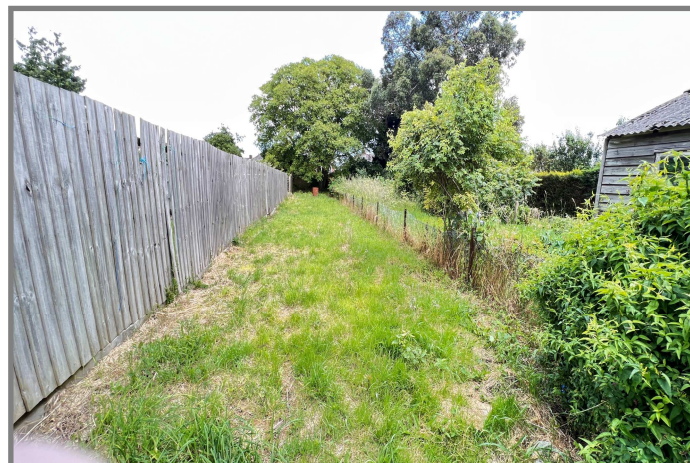
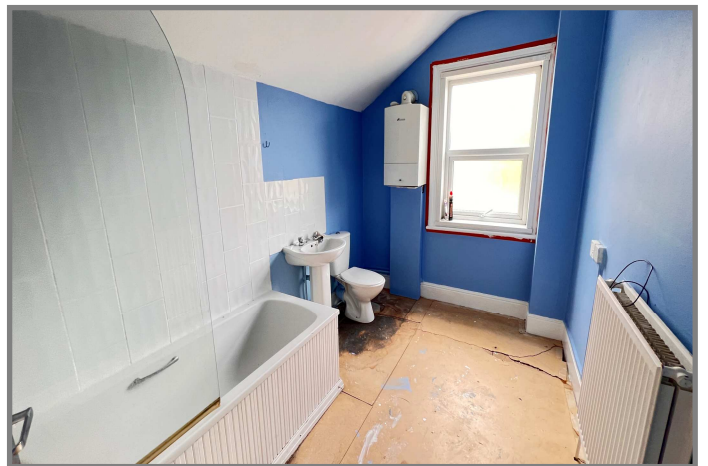
**OUTSIDE:** **BRICK OUTHOUSE: SECURITY LIGHT: COLD WATER TAP:**

**GARDENS:** Small enclosed gardens to front with a pathway to the front entrance door. Shared pedestrian access leads along the side of the adjoining properties to the rear of the house. Very long garden to rear, laid to lawn with shrubs, trees and a concrete patio/courtyard.





REF. 8836 94, OSBORNE ROAD, WISBECH



## Ground Floor



## First Floor

