

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**16, ST MARYS CLOSE
WISBECH ST MARY, PE13 4RS**

THE PROPERTY:

BEAUTIFULLY PRESENTED, RECENTLY REFURBISHED, TWO DOUBLE BEDROOMD DETACHED BUNGALOW ON A HUGE PLOT IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL CUL DE SAC IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, SHOP/POST OFFICE & PUB * FITTED KITCHEN WITH BUILT IN OVEN & HOB * LOVELY CONSERVATORY/UTILITY * OIL FIRED CENTRAL HEATING * DOULE GLAZING 25' GARAGE/WORKSHOP PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * GENEROUS ATTRACTIVE GARDENS TO REAR *VIEW QUICKLY!

THE PRICE:

£275,000

FREEHOLD

EPC BAND

REF:8837

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: 8837 16, ST MARYS CLOSE, WISBCH ST MARY

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit with the National Trust Logo. Follow the road to the traffic lights then turn right over The Town Bridge. Turn immediately left and proceed to the traffic lights. Proceed straight over and follow the main route for a few miles to the village of Wisbech St Mary. After entering the village turn second left into St Marys Close. The property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With tiled floor;

SPACIOUS ENTRANCE HALL: With access to loft with power & lighting, built in cloaks cupboard, fitted store cupboard;

LOUNGE: 16'(max) x 12'(max);

FITTED KITCHEN: 13'2"(max) x 11'3"(max) with range of wall cupboards, corer display shelving, preparation surfaces with drawers & cupboards under, built in electric hob, built in electric oven, electric hob hood, display cupboards with glazed doors, broom cupboard with cupboard over, wall cupboards, dishwasher, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboard under, part tiled walls;

UPVC CONSERVATORY/UTILITY:

13'(max) x 7'7"(max) with laminate floor, double glazed French doors to rear garden, automatic washing machine. worktop, inset stainless steel single drainer sink unit with mixer tap & cupboards under, Grant oil fired combi boiler;

SHOWER ROOM/W.C.: With inset hand wash basin with mixer tap & cupboards under, low level w,c, tiled & screened double shower cubicle with Thermostatic shower, extractor fan;

BEDROOM NO 1: 12'(max) x 11'6"(max);

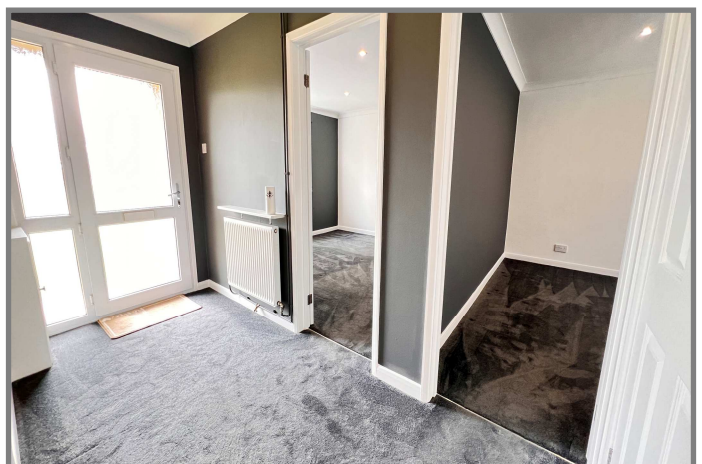
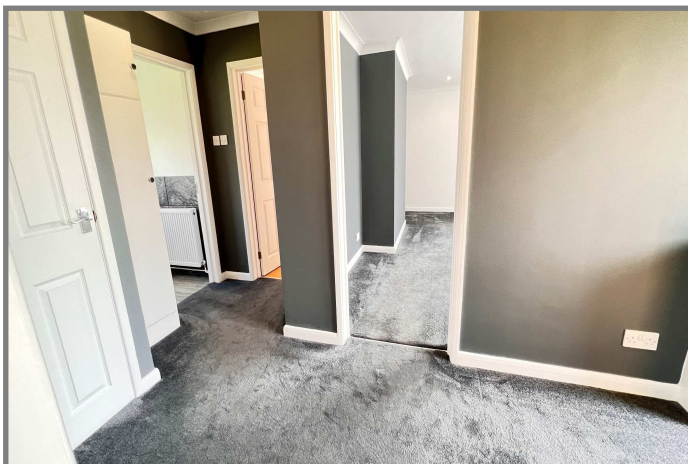
BEDROOM NO 2: 12'(max) x 11'5"(max);

OUTSIDE: RANGE OF TIMBER OUTBUILDINGS: OUTSIDE LIGHTS:

DETACHED & BRICK GARAGE/WORKSHOP:

25'(max) x 9'6"(max);

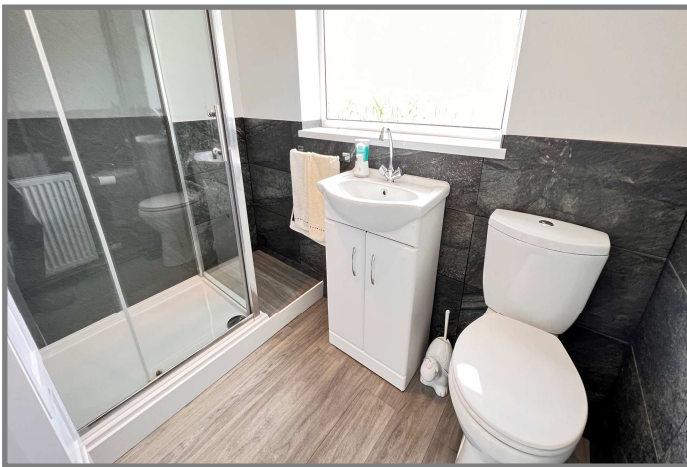
GARDENS: Good gardens to front, laid to lawn with a driveway/multi vehicle off road parking space, which extends along the side of the property. Timber gate to side opens into the large enclosed rear garden which is laid to lawn with extensive decking area.



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