

**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



**ROSE COTTAGE
HIGH ROAD**

WISBECH ST MARY, PE13 4RA

THE PROPERTY: VERY DECEPTIVE, WELL PRESENTED TWO BEDROOMED SEMI-DETACHED HOUSE SITUATED OVERLOOKING PARK LAND IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN POST OFFICE, SHOP, GARAGE AND PUBS! * 26FT LOUNGE * FITTED KITCHEN WITH BUILT IN RANGE, FRIDGE AND FREEZER * USEFUL UTILITY * USEFUL ADDITIONAL FIRST FLOOR CLOAK ROOM/W.C. * LOVELY LONG ENCLOSED GARDENS TO REAR * DOUBLE OFF ROAD PARKING SPACE TO REAR * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY!

THE PRICE:

OIEO £200,000

FREEHOLD

EPC BAND E

REF.8840

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: 8840 ROSE COTTAGE, HIGH ROAD, WISBECH ST MARY.

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed with the National Trust Logo. Follow the road to the traffic lights and turn right over The Town Bridge, then turn immediately left. Proceed to the next set of traffic lights and turn left. Follow the road for a few miles to the village of Wisbech St Mary. After entering the village and passing Cox's garage on the left-hand side. Follow the main road through the village to the far end of the village and the property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE/DINER: 26' 9" (max) x 11' (max) With stairway off, feature fire surround enclosing a fitted 'flame effect fire' electric fire.

FITTED KITCHEN: 12' (max) x 10' 6" (max) With tiled floor, part tiled walls, range of wall cupboards, fitted dresser unit, built in fridge, built in freezer, space/plumbing for washing machine, Servis electric range, electric hob hood, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under.

GROUND FLOOR BATHROOM/W.C.: With tiled floor, low level W.C., pedestal wash basin with mixer tap, heated towel rail, shower/bath with thermostatic shower overhead, illuminated wall mirror, extractor fan.

INNER LOBBY: With tiled floor.

UTILITY: 10' 7" (max) x 7' 6" (max) 'L' shaped with Worcester oil fired central heating boiler, space/plumbing for washing machine, space/vent for tumble drier.

FIRST FLOOR:

LANDING: With access via folding ladder to part boarded loft.

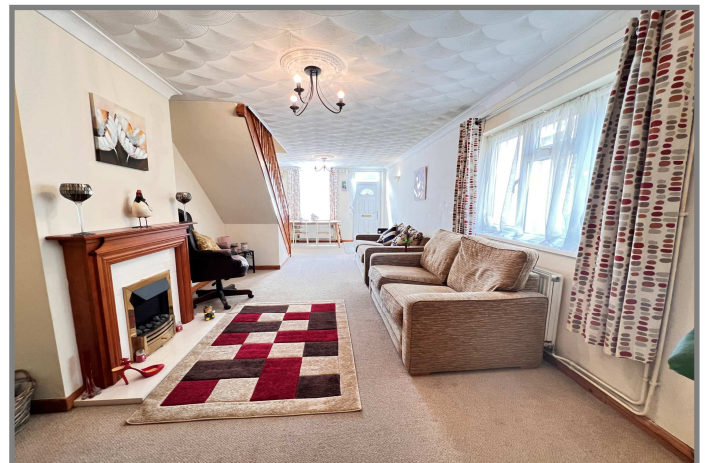
CLOAK ROOM/W.C.: With low level W.C., hand wash basin with tiled splash back., extractor fan.

BEDROOM NO 1: 12' 7" (max) x 11' (max).

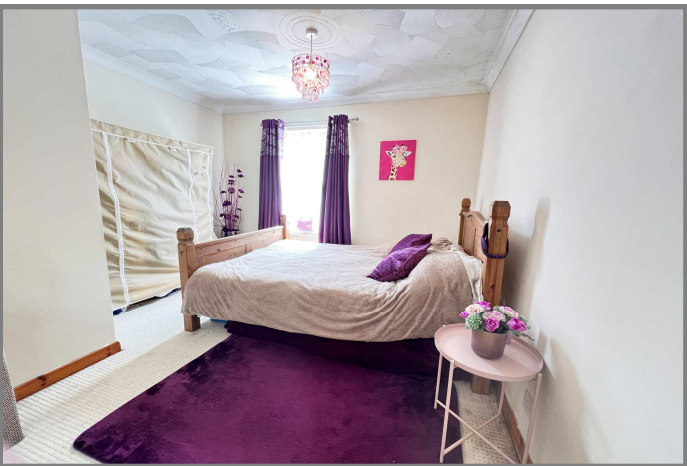
BEDROOM NO 2: 11' (max) x 7' (max).

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

GARDENS: To front, overlooking park land and down to shingle with a paved pathway to the front entrance door. Paved pathway to side leads through a timber gate to the long attractive enclosed rear garden which is laid to lawn with stone chippings, concrete patio and shrub borders. Timber gate at rear opens onto the TAMDEM DOUBLE OFF ROAD PARKING SPACE which is within the ownership of the property. Shared vehicle access from High Road leads to parking space at rear.



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