

**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



**81 OSBORNE ROAD
WISBECH
PE13 3JW**

THE PROPERTY: WELL PRESENTED EXTENDED NEWLY REFURBISHED VERY DECEPTIVE THREE/FOUR BEDROOM SEMI DETACHED HOUSE *25' LOUNGE!! *20' KITCHEN *GROUND FLOOR BEDROOM FOUR WITH EN-SUITE CLOAKROOM/W.C. *340 SQ FT GARAGE/WORKSHOP *LOTS OF PARKING *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *MUST BE VIEWED *DON'T DELAY!!

THE PRICE:

£196,000

FREEHOLD EPC BAND D

REF. 8842

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: 8842 81 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 and Walsoken. Proceed 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 left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY: With tiled floor.

ENTRANCE HALL: With stairway off.

LOUNGE/DINER: 25'4" (max) x 12'6" (max)

KITCHEN: 20'3" (max) x 7'3" (max) With space/plumbing for automatic washing machine, range of wall cupboards, preparation surfaces with drawers and cupboards under, inset single drainer sink unit with mixer tap and cupboards under, Indesit electric cooker, extractor fan, breakfast bar.

GROUND FLOOR BEDROOM 4/STUDY: 11'1" (max) x 10'8" (max) 'L' shaped with double glazed patio doors to rear gardens.

EN-SUITE COAKROOM/W.C.: With low level w.c., hand wash basin with tiled splash back.

FIRST FLOOR:

LANDING: With access to loft.

BATHROOM/W.C.: With shower/bath with thermostatic shower overhead, inset hand wash basin with mixer tap and cupboards under, low level w.c., extractor fan.

BEDROOM NO 1: 13' (max) x 11'1" (max)

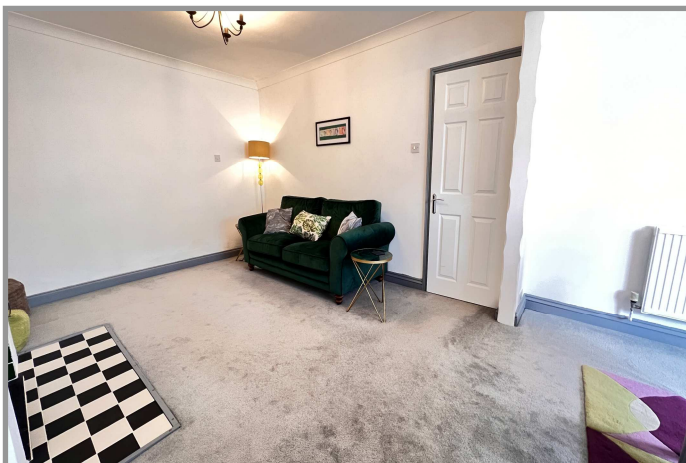
BEDROOM NO 2: 12' (max) x 10' (max) With built-in double airing cupboard housing Volkera gas fired wall mounted combi boiler.

BEDROOM NO 3: 9'7" (max) x 7'6" (max) With built-in double wardrobe/cupboard.

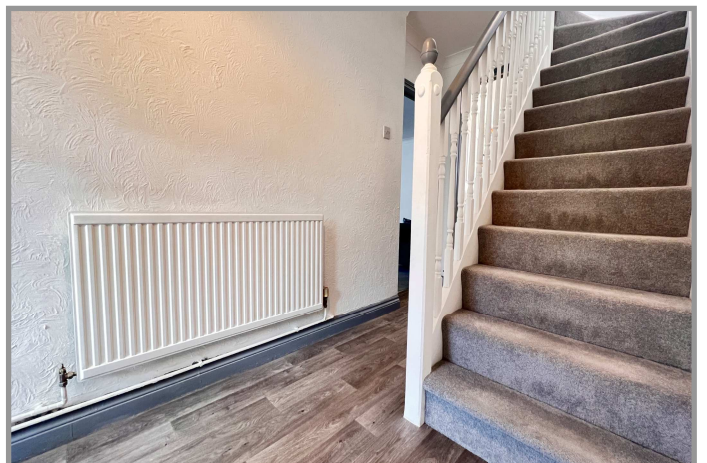
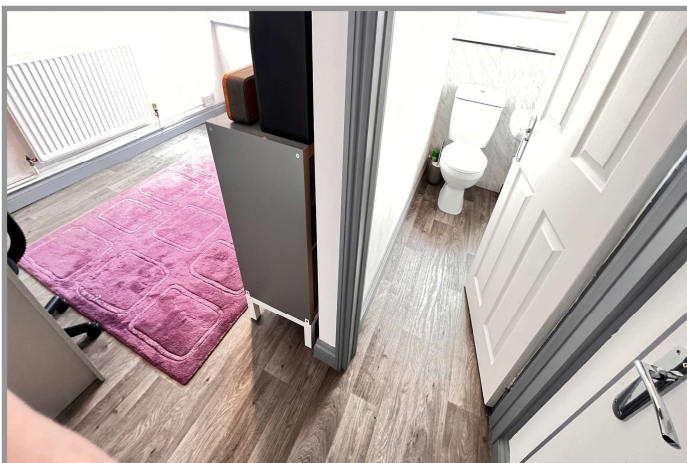
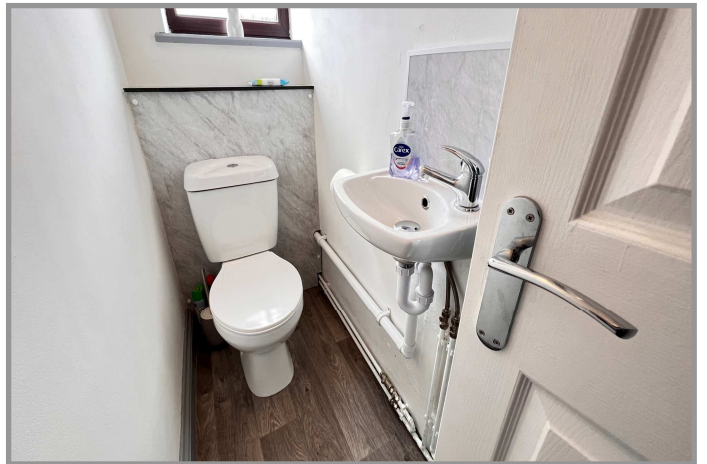
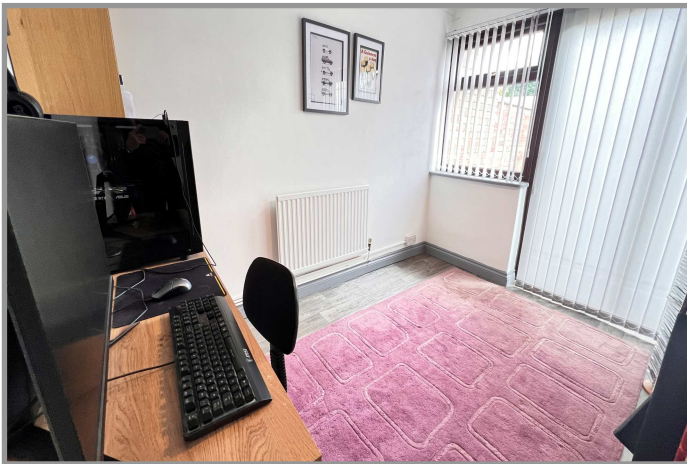
OUTSIDE: **SECURITY LIGHTS:**

GARAGE/WORKSHOP: 28'10" (max) x 12' (max) With power and lighting.

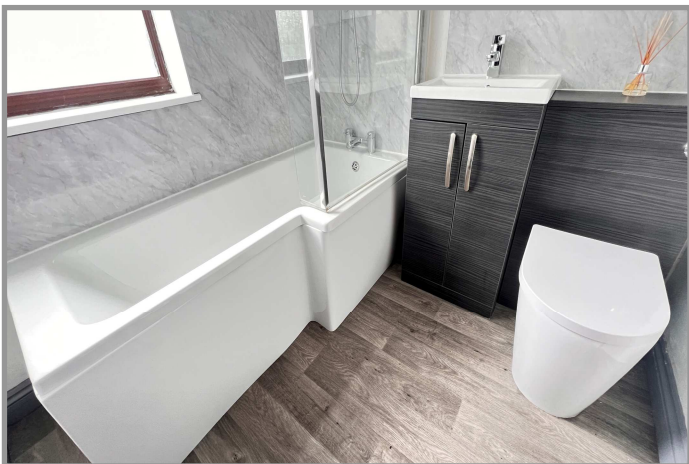
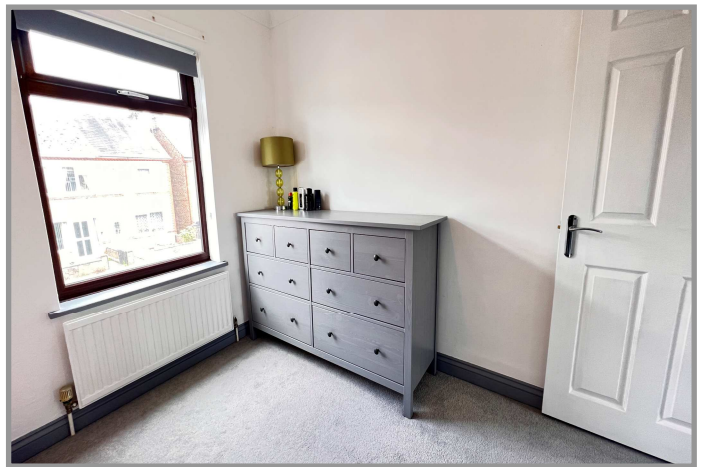
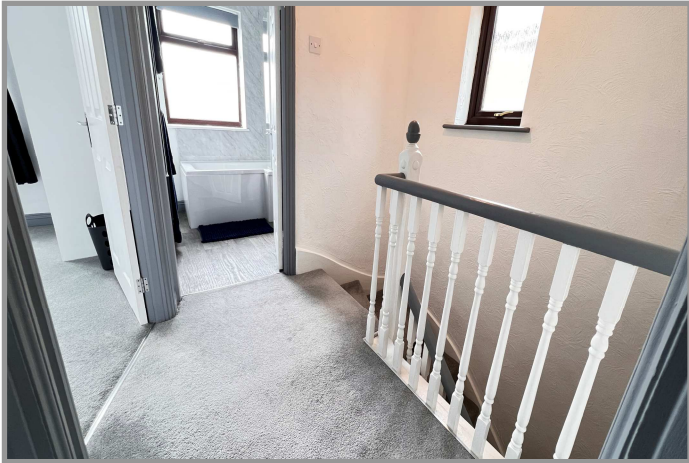
GARDENS: To front with a double off road parking space. Shared vehicle access to side leading to a gate giving vehicle access to the long rear garden which is laid to lawn with an extensive paved patio and large additional potential off road parking space.



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Ground Floor



First Floor

