

**ROBERT
HALE
HOMES FOR
SALE**

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

01945 465222

E-mail:
wisbech@robert-hale-homes.co.uk

Website:
www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**7, ORCHARD DRIVE
WISBECH
PE13 2JL**

THE PROPERTY: BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED BUNGALOW ON A GENEROUS PLOT IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL CUL-DE-SAC, WHICH IS BOTH CLOSE TO TOWN AND LOCAL SHOPS AS WELL AS BEING VERY CLOSE TO COUNTRY WALKS * 21FT KITCHEN WITH BUILT IN OVEN, HOB, FRIDGE ETC * LOVELY CONSERVATORY * SUPERB ENCLOSED GARDENS TO REAR * LOTS OF OFF-ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * REALLY MUST BE VIEWED TO BE FULLY APPRECIATED!

THE PRICE: **£225,000** **FREEHOLD** **EPC BAND C** **REF.8843**

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: 8843 7, ORCHARD DRIVE, WISBECH PE13 2JL

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. At the next set of traffic lights turn left into Norwich Road. Then turn fourth right into Ramnoth Road, then first left into Money Bank, then second right into Orchard Drive.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With access to part boarded loft.

LOUNGE: 12' 6" (max) x 12' (max) With feature fire surround enclosing, bay window.

FITTED KITCHEN/DINER: 21' 4" (max) x 12' (max) With feature fire surround, inset single drainer sink unit with mixer tap & cupboard under, built in dishwasher, range of wall cupboards, built in electric hob, electric hob hood, built in electric oven, preparation surfaces with drawers & cupboards under, part tiled walls, breakfast bar, space/plumbing for washing machine, built in fridge, Viessmann gas fired wall mounted combi-boiler.

BRICK & UPVC CONSERVATORY: 12' 6" (max) x 9'3" (max) With double glazed French doors to rear garden.

BATHROOM/W.C.: With integrated low level W.C., integrated hand wash basin with mixer tap & cupboards under, panelled bath with thermostatic shower overhead, heated towel rail, tiled walls.

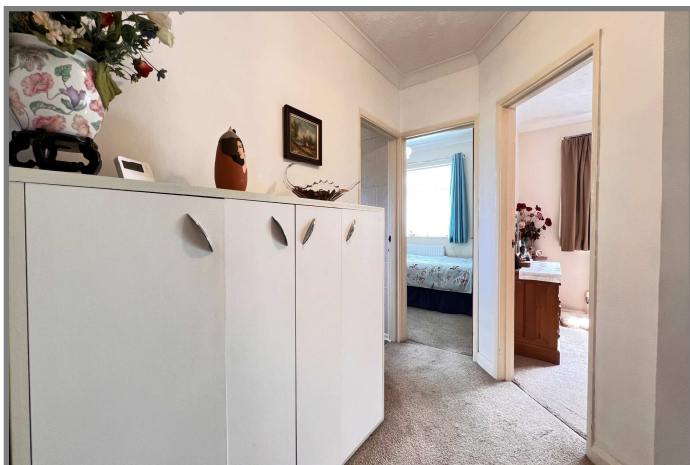
BEDROOM NO 1: 11' 9" (max) x 11' (max).

BEDROOM NO 2: 11' (max) x 10' 9" (max).

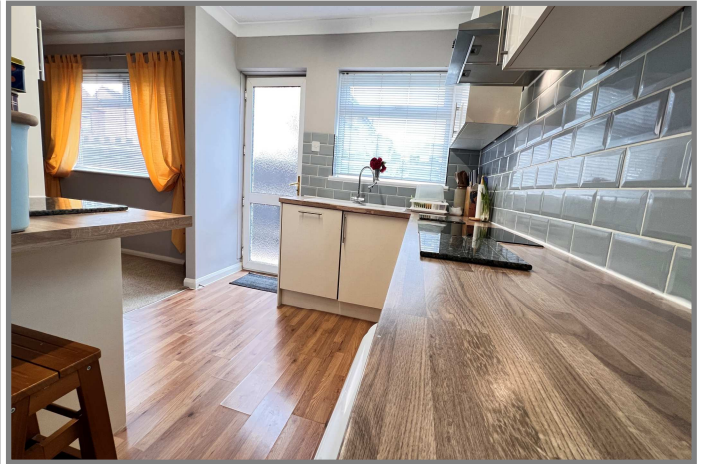
BEDROOM NO 3: 10' (max) x 7' 5" (max).

OUTSIDE: **OUTSIDE POWER POINT : COLD WATER TAP : TIMBER STORE SHED**

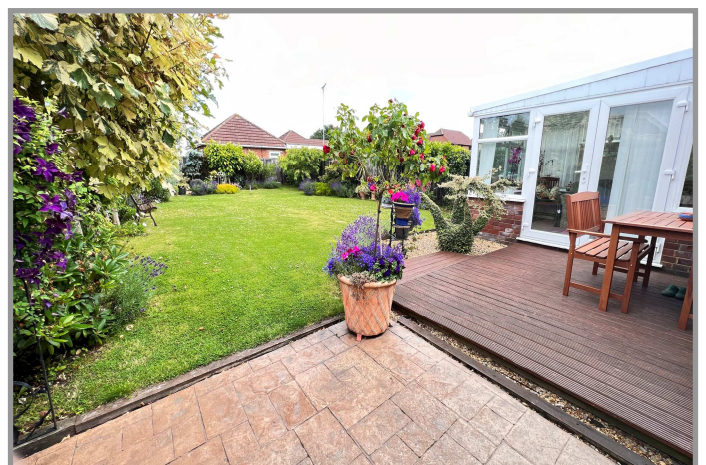
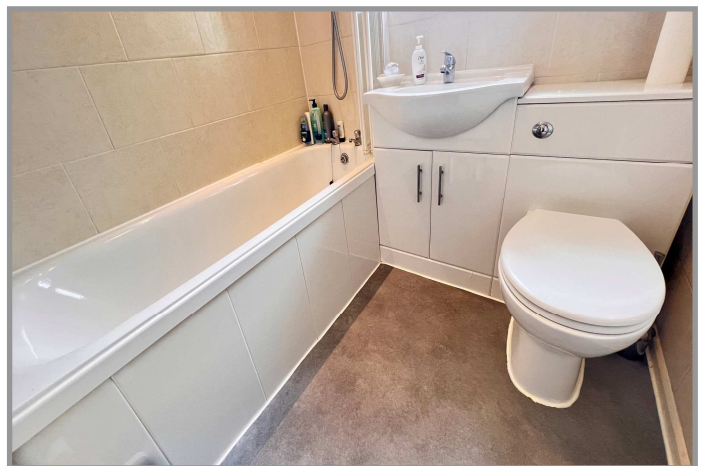
GARDENS: To front down to a multi-vehicle off road hardstanding parking space. Timber gate to side opens on to a pathway leading to the generous attractive enclosed rear garden which is laid to lawn with borders, shrubs, trees and decking area.



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Orchard Drive

