

**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



**5 ARMADA CLOSE
WISBECH
PE13 3QF**

THE PROPERTY: MODERN REASON HOME TWO BEDROOM MID TERRACE HOME ON THIS POPULAR RESIDENTIAL DEVELOPMENT *LOW MAINTENANCE ENCLOSED GARDENS TO REAR *GARAGE *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *IDEAL FIRST TIME BUY OR INVESTMENT AS A 'BUY-TO-LET' *VIEW QUICKLY! *GREAT POTENTIAL!

THE PRICE: £165,000

FREEHOLD EPC BAND

REF. 8844

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: 8844 5 ARMADA CLOSE, 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 third set of traffic lights & then turn left. Follow the road sharply round a right-hand bend, then turn third left into Windsor Drive. Follow the road to a staggered crossroads & proceed straight across into Armada Drive. Then turn first right into Armada Close. The property is on the left-hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light.

ENTRANCE HALL: With built-in cloaks cupboard.

LOUNGE/DINER: 17'10" (max) x 11' (max) With double glazed patio doors to rear garden, stairway off.

KITCHEN: 8' (max) x 8' (max) With inset stainless steel single drainer sink unit with mixer tap and cupboards under, space/plumbing for automatic washing machine, Zanussi electric oven, electric hob hood, wine racks, part tiled walls, range of wall cupboards, preparation surfaces with drawers and cupboards under, feature archway to entrance hall.

FIRST FLOOR:

LANDING: With access to part boarded loft.

BATHROOM/W.C.: With low level w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and Gainsborough electric shower overhead, extractor fan, built-in airing cupboard housing Logic gas fired wall mounted combi boiler.

BEDROOM NO 1: 11' (max) x 9'8" (max) With range of bedroom furniture including wardrobes/cupboards/drawer units.

BEDROOM NO 2: 11'1" (max) x 8' (max)

OUTSIDE:

BRICK GARAGE: On a separate plot to rear.

SMALL LOW MAINTENANCE GARDENS:

To front, down to stone chippings, with a paved pathway to the front entrance door. Enclosed low maintenance gardens to rear down to shingle with a paved patio, shrubs, raised beds. Shared vehicle access leads to the parking and garage area at the rear.



REF. 8844 5 ARMADA CLOSE, WISBECH



REF. 8844 5 ARMADA CLOSE, WISBECH

