



Falcon House, Falcon Road,
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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**6 INGLE ROAD
ELM
PE14 0AW**

THE PROPERTY: ATTRACTIVE THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED IN A HIGHLY POPULAR VILLAGE, CLOSE TO THE SCHOOL, POST OFFICE & PUB! * 16FT KITCHEN * 13FT CONSERVATORY * 10FT SUNROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED * LOVELY ENCLOSED GARDENS TO REAR * MULTI VEHICLE OFF ROAD PARKING * VIEW QUICKLY TO AVIOD DISAPPOINTMENT! * NO UPWARD CHAIN!

THE PRICE: oieo £199,995 FREEHOLD EPC BAND C REF. 8848

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. 8848. 6 INGLE ROAD, ELM, PE14 0AW

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road for about 1.4 miles then turn right signal Elm & Friday Bridge. Follow the road into Gosmoor Lane. Then turn first right into Rosemary Road then first right into Ingle Road. The property is on the right-hand side.

THE ACCOMMODATION: (Dimensions given are approximate only).

LOUNGE: 16'9" (max) x 9'10" (max).

KITCHEN/BREAKFAST ROOM: 16' (max) x 12'8" (max) 'L' Shaped, with tiled floor, feature archway, range of wall cupboards, preparation surfaces with drawers & cupboards under, pert tiled walls, inset stainless steel single drainer sink unit with mixer tap & cupboards under, AEG electric cooker, electric hob hood, built in airing cupboard housing Worcester gas fired wall mounted combi boiler.

GROUND FLOOR BATHROOM: With tiled floor, tiled walls, panelled bath with mixer tap & shower attachment plus electric shower overhead, hand wash basin with mixer tap.

SEPARATE W.C.: With tiled floor, low level w.c.

SUNROOM: 10'2" (max) x 9' (max) With double glazed French doors to rear garden.

CONSERVATORY/UTILITY: 13'8" (max) x 9'3" (max) With worktop with drawers & cupboards under, space/plumbing for automatic washing machine, space/plumbing for tumble drier, space/plumbing for dishwasher, space for fridge & chest freezer.

FIRST FLOOR:

LANDING: With access to loft.

BEDROOM NO 1: 16' (max) x 8'10" (max) With built in wardrobe/cupboard.

BEDROOM NO 2: 12'10" (max) x 8'10" (max).

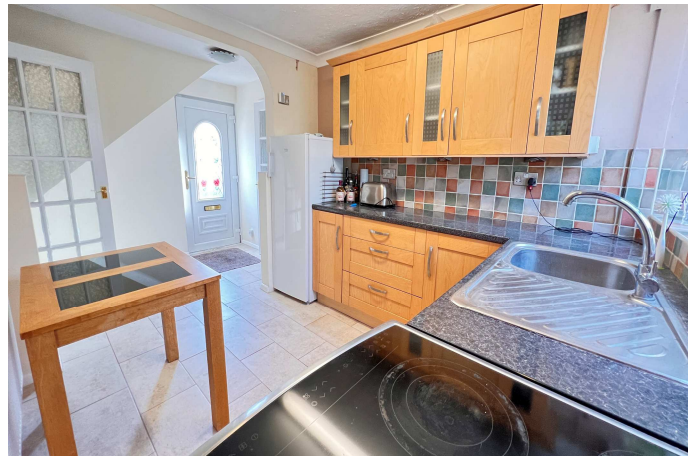
BEDROOM NO 3: 10' (max) 7' (max).

OUTSIDE: TIMBER STORE SHED:

GARDENS: Low maintenance. To Front, down to a concrete multi vehicle off road parking space with shingle area & shrubs. Timber double gates to side open onto the enclosed rear garden, which is laid to lawn with concrete patio areas, with borders, shrubs & beds.



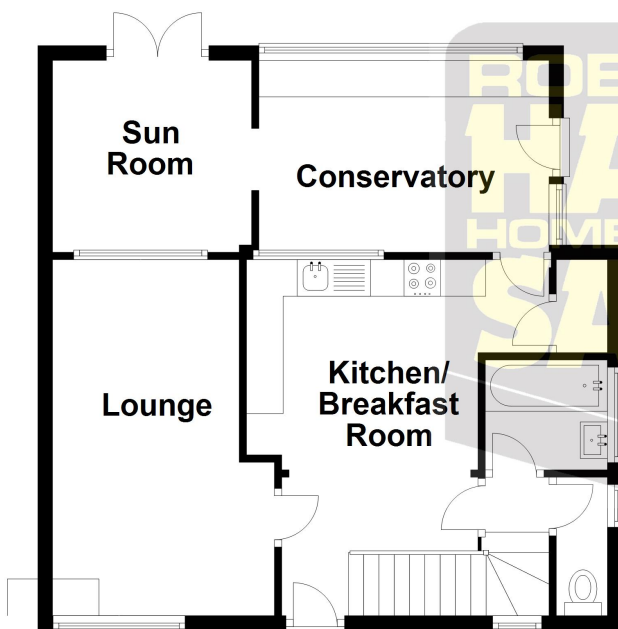
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Ground Floor



First Floor

