

**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



**3, FIFTH AVENUE
WISBECH
PE13 2BL**

THE PROPERTY: THREE BEDROOMED DETACHED BUNGALOW ON A SUPERB LARGE PLOT WITH FABULOUS GARDENS IN ONE OF THE MOST SOUGHT AFTER LOCATIONS IN TOWN * LOVELY CONSERVATORY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * THIS IS A PROPERTY FOR GENERAL REFURBISHMENT, AND HAS MASSIVE POTENTIAL! * VIEW QUICKLY, NO UPWARD CHAIN!

THE PRICE: **£229,900** **FREEHOLD EPC BAND B** **REF. 8849**

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. 8849 3, FIFTH AVENUE, WISBECH

COUNCIL TAX: BAND C 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 sixth right into Mount Drive, then turn third left into Fifth Avenue.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With laminate floor, built in cloaks cupboard, C/H thermostat;

LOUNGE/DINER: 15'(max) x 13'(max) with laminate floor, feature fire surround enclosing a ' flame effect ' gas fire (test advised);

FITTED KITCHEN: 12'6"(max) x 10'6"(max) with tiled floor, part tiled walls, range of wall cupboards, built in gas hob, electric hob hood, built in electric double oven, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboard under, built in fridge, built in freezer, built in dishwasher, cupboard housing Glow Worm gas fired wall mounted C/H boiler, corner display shelving;

BRICK & UPVC CONSERVATORY:

10'5"(max) x 10'(max) with double glazed French doors to rear garden;

SHOWER ROOM/W.C.: With built in airing cupboard housing hot water cylinder with immersion heater, shower area with Mira electric shower, low level w.c., hand wash basin;

BEDROOM NO 1: 12'4"(max) x 12'2"(max) with full width range of fitted wardrobes./cupboards;

BEDROOM NO 2: 12'(max) x 9'5"(max) with double glazed french doors leading to the CONSERVATORY;

BEDROOM NO 3: 8'10"(max) x 7'6"(max);

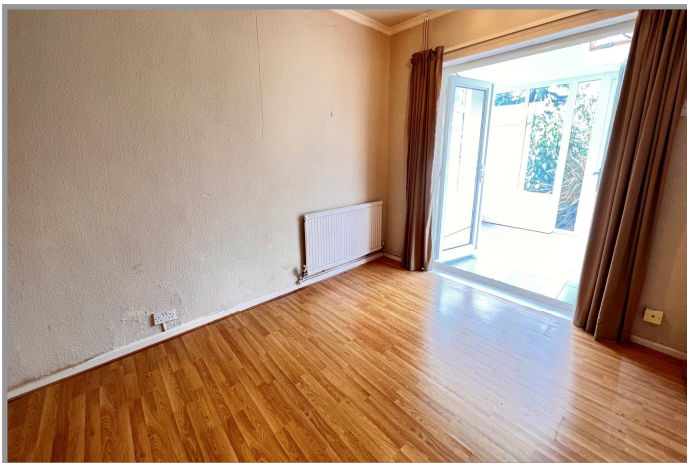
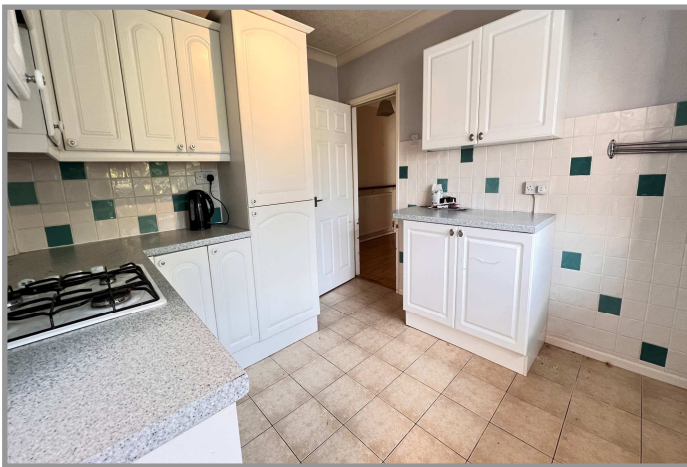
OUTSIDE: **COLD WTER TAP: SECURITY LIGHT:**

DETACHED GARAGE: 18'5"(max) x 9'(max) with roller door, power & lighting;

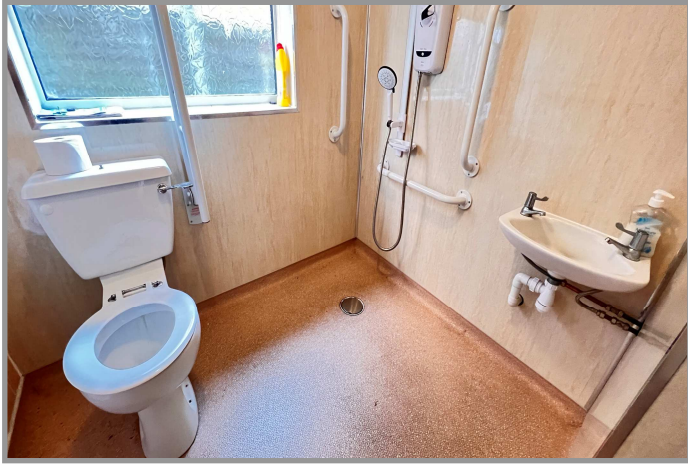
GARDENS: To front, laid to lawn with borders, shrubs and a block paved driveway/multi vehicle off road parking area which extends along the side of the property. Generous attractive landscaped gardens to rear which is also laid to lawn with numerous trees, shrubs, conifers and a paved patio.

N.B. THE PROPERTY HAS THE BENEFIT OF SOLAR PANELS WITHIN THE OWNERSHIP OF THE PROPERTY.

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Fifth Ave

