

**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



**93, NORTH BRINK
WISBECH
PE13 1LL**

THE PROPERTY:

THREE BEDROOMED SEMI-DETACHED HOUSE OF GREAT CHARACTER AND SITUATED ON A CORNER PLOT OVERLOOKING THE RIVER IN A SOUGHT-AFTER LOCATION * LOUNGE PLUS SEPARATE DINING ROOM * 15FT FITTED KITCHEN WITH BUILT IN OVEN & HOB * ENCLOSED GARDENS TO REAR * 200SQ FT GARAGE/WORKSHOP PLUS OFF ROAD PARKING SPACE * IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY-TO-LET * VIEW QUICKLY!! NO UPWARD CHAIN!

THE PRICE:

£199,995

FREEHOLD

EPC BAND D

REF.8852

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:8852 93, NORTH BRINK, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed with the National Trust logo. Proceed to the traffic lights and then turn right, crossing Town Bridge. Immediately after crossing the bridge turn first left. Follow the road to the next set of traffic lights and turn left. Follow the road and turn first left, to continue to follow the river. The property is on the right hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With laminate floor, stairway off, understairs cupboard.

DINING ROOM: 12' 1" (max) x 11' 1" (max) With laminate floor, tiled fireplace enclosing an electric flame effect fire.

LOUNGE: 14' 1" (max) x 10' 10" (max) With laminate floor, feature fire surround enclosing an electric flame effect fire.

FITTED KITCHEN: 15' 3" (max) x 7' (max) With tiled floor, part tiled walls, display cupboard with glazed door, built in electric hob, electric hob hood, preparation surfaces with drawers & cupboards under, built in electric double oven, extractor fan, space/plumbing for washing machine and dishwasher, inset stainless steel single drainer sink unit with mixer tap & cupboard under, Ideal gas fired wall mounted central heating boiler, central heating programmer.

GROUND FLOOR BATHROOM/W.C./SHOWER ROOM:

FIRST FLOOR: With access to loft.

LANDING:

SHOWER ROOM/W.C.: With quadrant shower cubicle with Triton electric shower, tiled walls, hand wash basin with mixer tap & cupboards under, extractor fan.

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

BEDROOM NO 1: 14' 1" (max) x 10' 9" (max) With feature original fireplace.

BEDROOM NO 2: 14' 1" (max) x 10' 5" (max) With storage recess.

BEDROOM NO 3: 9' 1" (max) x 7' (max) With laminate floor, built in airing cupboard housing hot water cylinder with immersion heater.

OUTSIDE: TIMBER STORE SHED

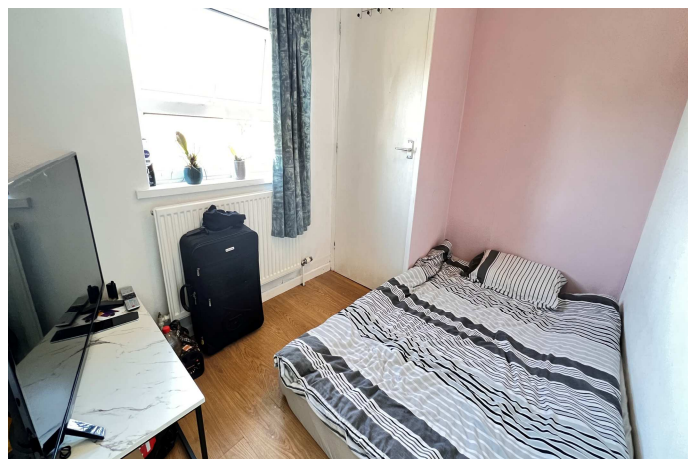
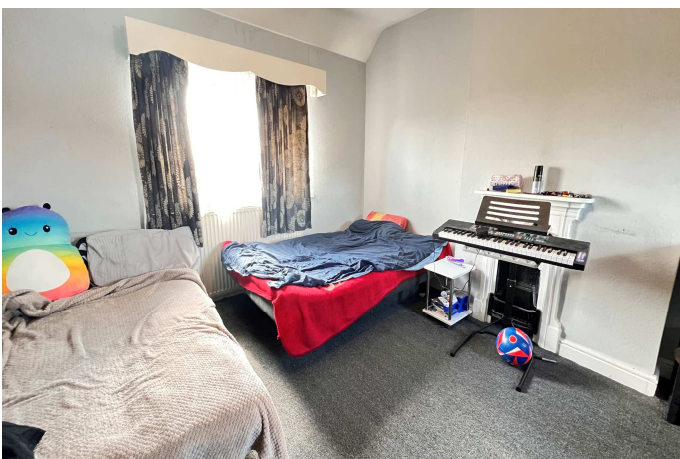
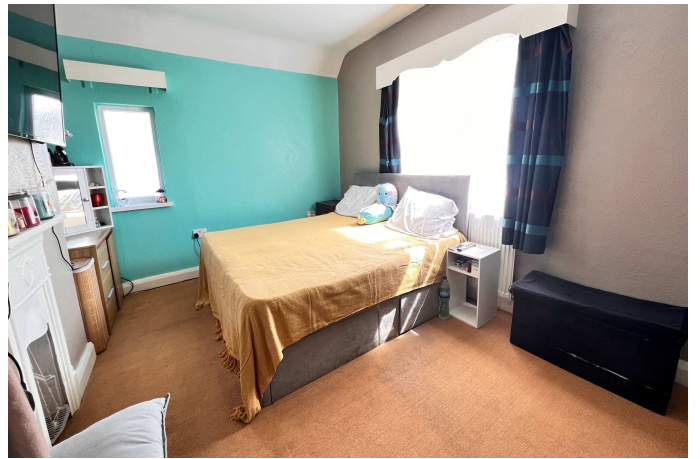
DETACHED BRICK GARAGE/WORKSHOP:

20' (max) x 10' (max) With up & over door, joist storage, power & lighting, personal door.

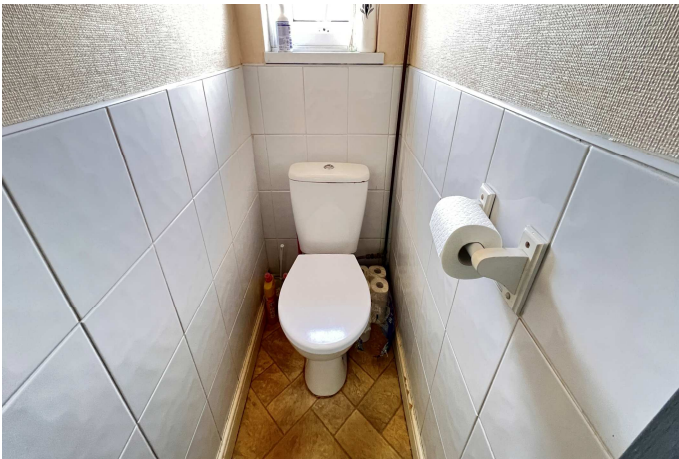
GARDENS: To front and side with a wrought iron gate opening onto a concrete pathway to the front entrance door. Enclosed gardens to rear laid to lawn with circle patio area. Off road parking space to front of the garage.

N.B. The view over the river in the extra photos is the view from the first floor bedroom.

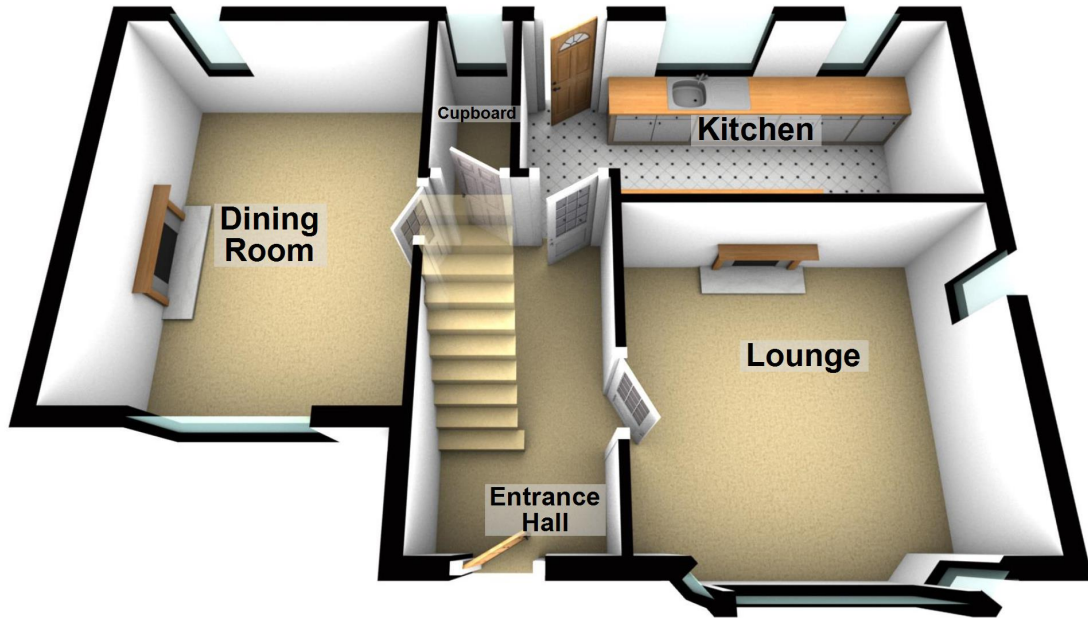
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Ground Floor



First Floor

