

**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**



**19, STOW ROAD  
WISBECH  
PE13 3UF**

**THE PROPERTY:** DECEPTIVELY SPACIOUS, CONSIDERABLY EXTENDED THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED CLOSE TO THE LOCAL SHOPS AND SCHOOL, ON A GENEROUS PLOT WITH EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING \* 25FT LOUNGE \* 16FT KITCHEN WITH GAS RANGE! \* GENEROUS ENCLOSED GARDENS TO REAR \* SUMMER HOUSE WITH HOT TUB \* 260SQFT WORKSHOP \* GAS FIRED CENTRAL HEATING & DOUBLE GLAZING \* EXCELLENT FAMILY HOME/FIRST TIME BUY/INVESTMENT AS A BUY- TO-LET \* NO UPWARD CHAIN!

**THE PRICE:** £220,000 FREEHOLD EPC BAND C

**REF. 8853**

**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: 8853 19, STOW ROAD, WISBECH.**

**COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. At the second set of traffic lights turn left into Norwich Road. Then turn seventh right into Boyces Road. Then turn second left into Bush Lane. Follow the road to the 'T' junction with Stow Road. Then turn left the property is on the right hand side.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE CANOPY:** With lantern.

**ENTRANCE HALL:** With stairway off.

**LOUNGE/DINER:** 25' 7" (max) x 11' 4" (max) 'L' shaped with laminate floor, feature archway, bay window, built in dresser unit, walk-in understairs cupboard housing Worcester gas fired wall mounted combi-boiler, fitted Multi-Fuel Burner.

**FITTED KITCHEN/BREAKFAST ROOM:**

16' 2" (max) x 10' 4" (max) With laminate floor, built in dishwasher, range of wall cupboards, space/plumbing for washing machine, space/vent for tumble drier, inset ceramic single drainer sink unit with mixer tap & cupboard under, Cookmaster gas range, preparation surfaces with drawers & cupboards under.

**GROUND FLOOR CLOAK ROOM/W.C.:**

With laminate floor, hand wash basin with mixer tap.

**FIRST FLOOR:**

**LANDING:** With access to loft.

**SHOWER ROOM/W.C.:** With inset hand wash basin with mixer tap & cupboard under, low level W.C., tiled and screened double shower cubicle with thermostatic shower, extractor fan., tiled walls, laminate floor.

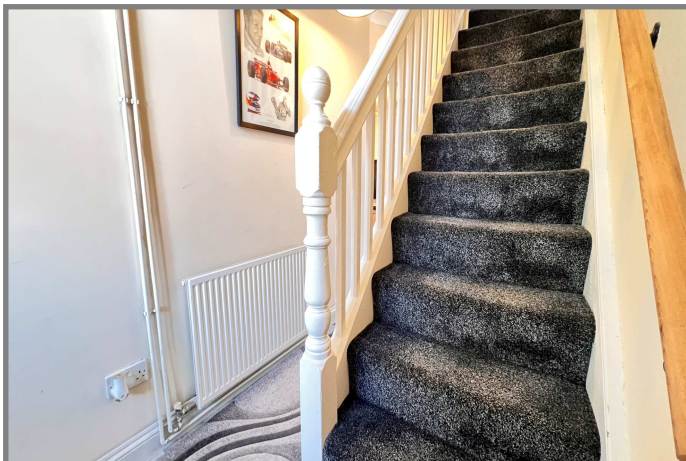
**BEDROOM NO 1:** 13' 6" (max) x 10' 6" (max) With built in wardrobe/cupboard.

**BEDROOM NO 2:** 12' 1" (max) x 8' 10" (max).

**BEDROOM NO 3:** 8' 6" (max) x 7' 5" (max).

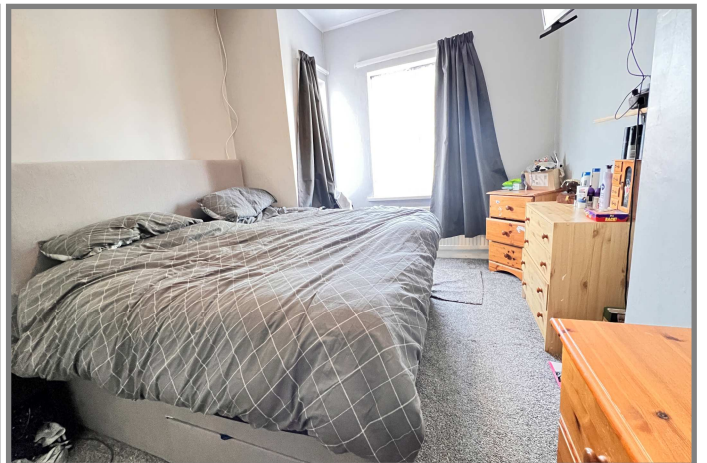
**OUTSIDE:** **TIMBER STORE SHED 1 10' 5" (max) x 7' (max) With power.**  
**TIMBER STORE SHED/WORKSHOP 2 21' 3" (max) x 12' 3" (max) with power.**  
**SUMMER HOUSE WITH HOT TUB and Bar**

**GARDENS:** To front down to an extensive block paved multi-vehicle off road parking area. Timber double gates to side open onto the generous enclosed rear garden which is laid to lawn with a concrete courtyard area and additional multi-vehicle off road parking.



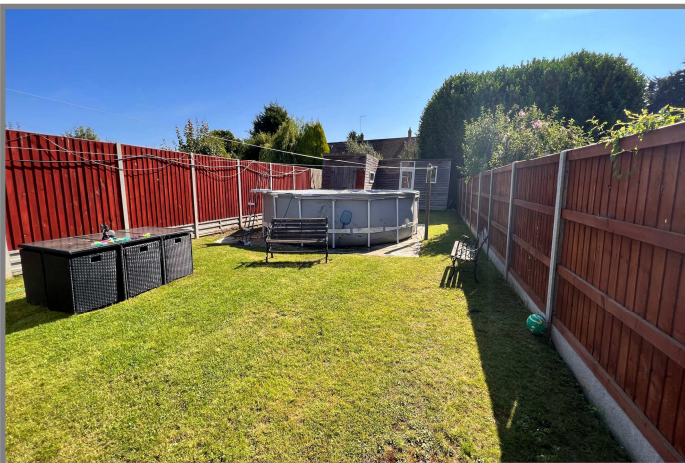
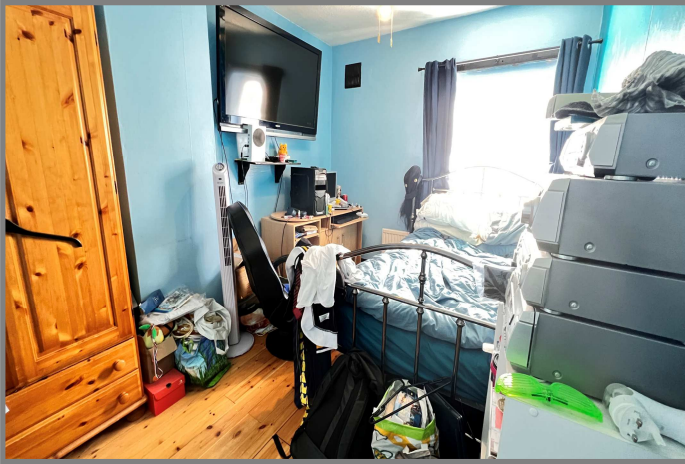


REF. 8853 19, STOW ROAD, WISBECH



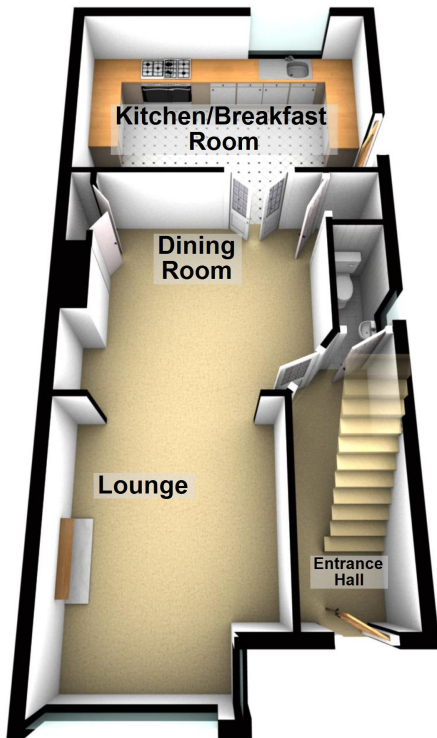


REF. 8853 19, STOW ROAD, WISBECH





**Ground Floor**



**First Floor**

