

**ROBERT
HALE
HOMES FOR
SALE**

Falcon House, Falcon Road,
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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**2, SOMERS ROAD
WISBECH
PE13 2RA**

THE PROPERTY: AN IMPOSING, DECEPTIVELY SPACIOUS, EXTENDED THREE BEDROOMED 1930`s SEMI DETACHED HOUSE, SITUATED ON A GENEROUS PLOT WITHIN WALKING DISTANCE OF TOWN AND WITHIN EASY ACCESS TO THE MAIN ROAD NETWORK * 31` LOUNGE * DOUBLE GLAZING * GENEROUS & ATTRACTIVE ENCLOSED GARDNES TO REAR * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * HUGE POTENTIAL !! * NO UPWARD CHAIN! * VIEW NOW TO AVOID DISAPPOINTMENT!

THE PRICE: £195,000 FREEHOLD EPC BAND D

REF. 8858

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: 8858 2, SOMERS ROAD, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit with the National Trust Logo. Proceed to the traffic lights and proceed straight over. Then turn second left into Somers Road. After a sharp left hand bend in the road, the property is immediately on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With tiled floor;

ENTRANCE HALL: With stairway off, built in understairs cupboard with gas fired wall mounted hot water heater, off peak radiator;

LOUNGE/DINER: 31'(max) x 12'5"(max) with feature archway, double glazed patio doors to rear garden, feature fire surround enclosing a fitted gas fire, & 2nd second fire surround enclosing an electric 'flame effect' fire bay window, off peak radiator;

KITCHEN: 13'1"(max) x 9'2"(max) 'L' shaped, with tiled floor, range of wall cupboards, space/plumbing for automatic washing machine, built in gas hob, built in electric oven, built in electric hob hood, inset 1 ½ bowl sink unit with mixer tap & cupboard under, preparation surface with drawers & cupboards under, part tiled walls;

GROUND FLOOR CLOAKROOM/W.C.:
With tiled floor, low level w.c.;

REAR ENTRANCE LOBBY: With tiled floor;

FIRST FLOOR:

LANDING: With access to loft;

BATHROOM/W.C.: With pedestal wash basin, low level w.c., panelled bath with Mira electric shower overhead, tiled walls, GOLDAIR electric wall mounted fan heater;

BEDROOM NO 1: 14'3"(max) x 11'3"(max) with off peak radiator, bay window, original feature fire surround;

BEDROOM NO 2: 12'2"(max) x 11'(max) with feature original fire surround, off peak radiator, range of fitted units including wardrobe/cupboards, blanket cupboard and dressing unit;

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

OUTSIDE: LEAN TO GREENHOUSE:

DETACHED BRICK GARAGE: 15'6"(max) x 9'1"(max) with up & over door, personal door, power & lighting;

GARDENS: To front, down to shingle with shrubs. Shingle multi vehicle off road parking extends along the side of the house. Attractive enclosed gardens to rear, laid to lawn with shrubs, borders, conifers and a paved patio.

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