

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**60, WISBECH ROAD  
OUTWELL, PE14 8PA**

**THE PROPERTY:**

VERY DECEPTIVE THREE BEDROOMED END-TERRACED HOUSE SITUATED CLOSE TO THE CENTRE OF THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE WITH ITS OWN SCHOOL, PUB, POST OFFICE, SHOP & GARAGE! \* TWO RECEPTION ROOMS \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* ENCLOSED GARDENS TO REAR \* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \* NO UPWARD CHAIN! \* VIEW QUICKLY!!

**THE PRICE:**

**£139,995**

**FREEHOLD**

**EPC BAND D**

**REF.8859**

**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:8859 60 WISBECH ROAD, OUTWELL.**

**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 several miles to the village of Outwell. At the roundabout on the edge of the village proceed straight across onto Wisbech Road. Follow the main route straight through the village for about 0.8 miles and the property is on the left-hand side in due course.

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

**LOUNGE:** 12' 5" (max) x 11' 2" (max) With feature surround enclosing an electric 'flame effect' fire.

**INNER HALL:** With stairway off.

**DINING ROOM:** 11' 1" (max) x 11' 1" (max) With walk-in cupboard housing Thermecon oil fired central heating boiler and programmer.

**FITTED KITCHEN:** 11' 2" (max) x 8' 9" (max) With tiled floor, part tiled walls, built in electric hob, built in electric oven, range of wall cupboards, electric hob hood, preparation surfaces with drawers & cupboards under, part tiled walls, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under.

**GROUND FLOOR BATHROOM/W.C.:**

With low level W.C., pedestal wash basin, panelled bath with thermostatic shower overhead, extractor fan.

**FIRST FLOOR:**

**LANDING:** With access to loft.

**BEDROOM NO 1:** 12' 6" (max) x 11' 3" (max) With range of fitted wardrobe/cupboards.

**BEDROOM NO 2:** 11' 1" (max) x 11' 1" (max) **leading to: -**

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

**OUTSIDE:** **OIL STORAGE TANK : COLD WATER TANK**

**GARDENS:** Shared pathway to side leads to the enclosed rear garden which is down to shingle.





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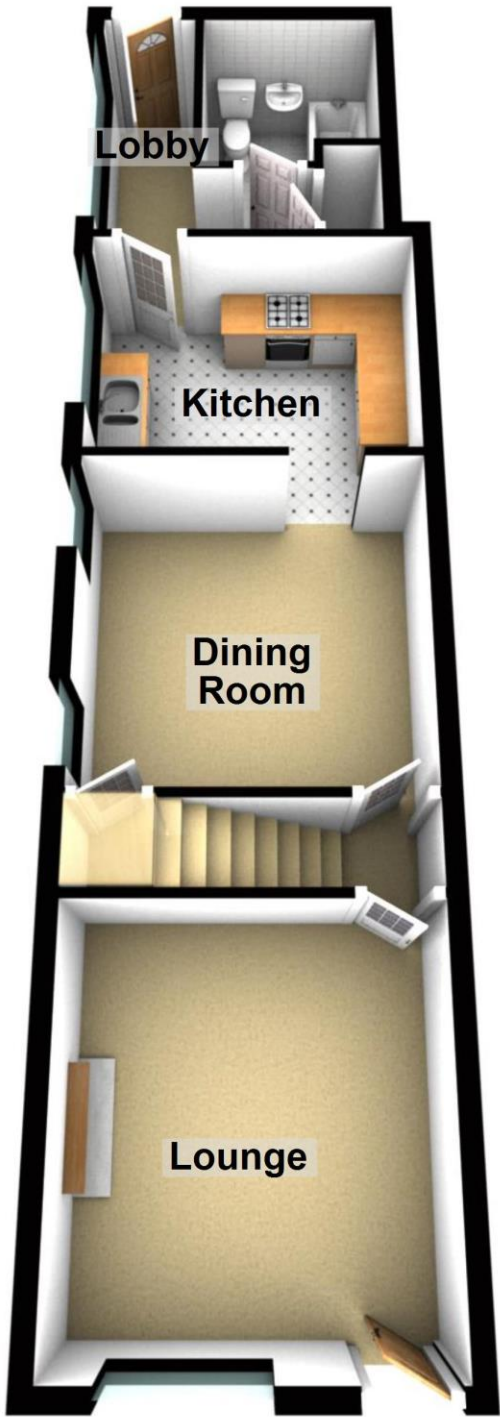




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Ground Floor



First Floor

