

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**B1, WELL END  
FRIDAY BRIDGE, PE14 0HG**

**THE PROPERTY:**

WELL PRESENTED VERY DECEPTIVE, TWO DOUBLE BEDROOMED LINK DETACHED BUNGALOW, IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, POST OFFICE/SHOP & PUB & WITHIN EASY ACCESS TO BOTH WISBECH & MARCH \* 15' FITTED KITCHEN WITH BUILT IN OVEN & HOB \* MASTER BEDROOM WITH ENSUITE SHOWER ROOM \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* LOVELY LOW MAINTENANCE ENCLOSED COURTYARD GARDEN TO REAR \* 17' GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING \* MUST BE VIEWED TO BE APPRECIATED! \* VIEW QUICKLY!

**THE PRICE:**

**oio £250,000 FREEHOLD EPC BAND C**

**REF. 8865**

**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.



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**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Follow the road for about 1.4 miles and turn right at the China Rose Takeaway signed Elm & Friday Bridge. Follow the main route all the way to the Clock Tower in the village of Friday Bridge and turn left into Well End. The property is immediately on the left hand side.

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

**ENTRANCE HALL:** With built in cloaks cupboard;

**LOUNGE:** 18'9"(max) x 14'6"(max) with bay window, feature fire surround with crushed marble hearth & enclosing a fitted 'living 'flame gas fire;

**FITTED KITCHEN/DINER:** 15'8"(max) x 10'10"(max) with laminate floor, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, preparation surfaces with drawers & cupboards under, built in electric hob, built in electric double oven, range of wall cupboards, electric hob hood, space/plumbing for automatic washing machine & dishwasher;

**BATHROOM/W.C.:** With pedestal wash basin, low level w.c., panelled bath with mixer tap & shower attachment, toiled walls, light/shaver point;

**BEDROOM NO 1:** 15'2"(max) x 12'(max) with double glazed French doors to rear garden;

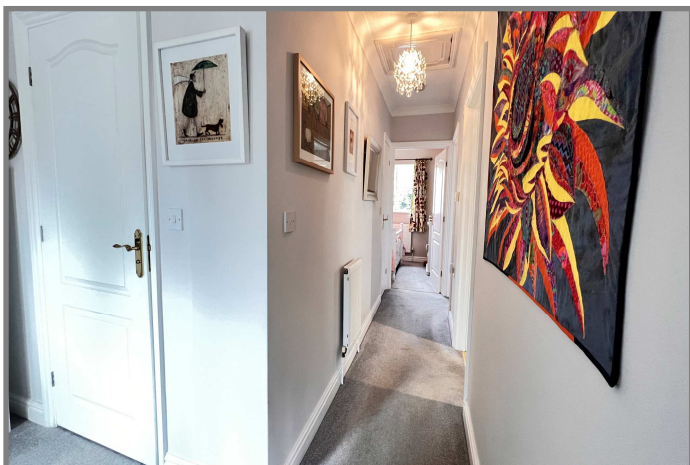
**EN SUITE SHOWER ROOM/W.C.:** With tiled walls, tiled & screened double shower cubicle with thermostatic shower, inset hand wash basin with cupboards under, low level w.c., extractor fan, light/shaver point;

**BEDROOM NO 2:** 9'9"(max) x 8'(max);

**OUTSIDE:** **OUTSIDE LIGHT:**

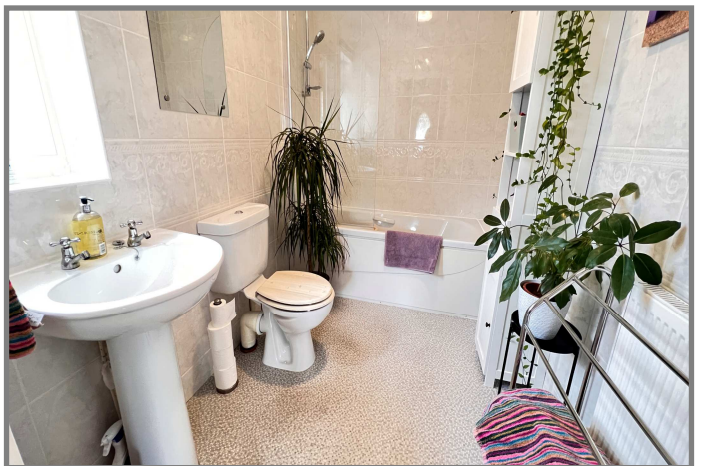
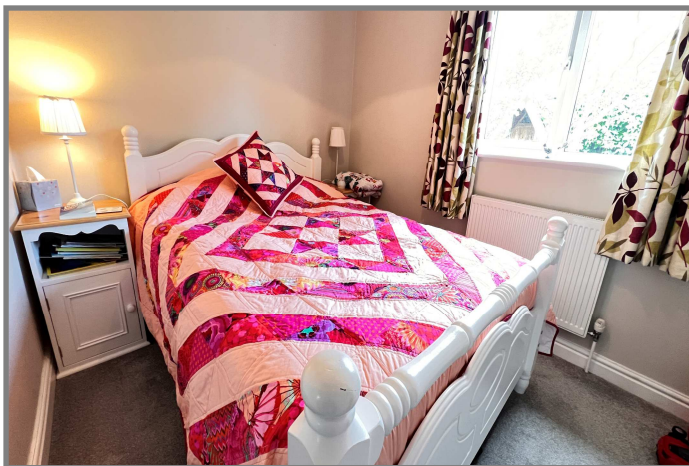
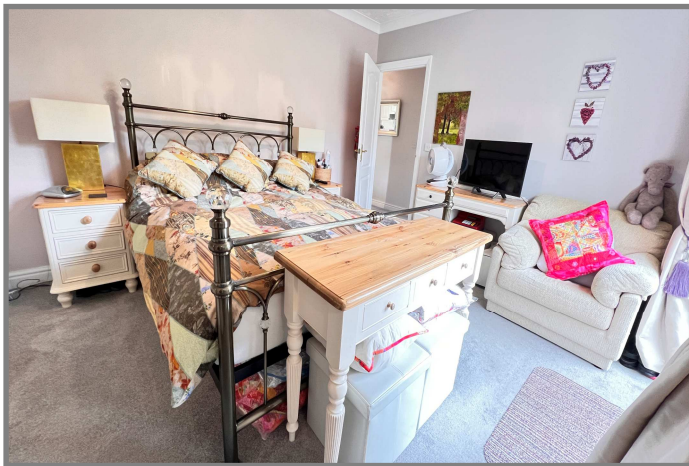
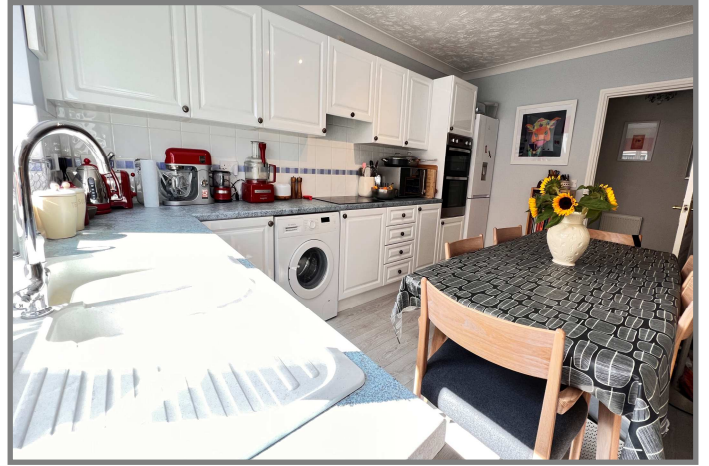
**GARAGE:** 17'5"(max) x 8'5"(max) with electrically operated remote controlled up & over door, power & lighting, joist storage, HALSTED gas fired wall mounted C/.H boiler;

**GARDENS:** To front, part laid to lawn with privet hedge border, trees, shrubs and a block paved multi vehicle off road parking area. Paved pathway to side leads through a wrought iron gate to the enclosed low maintenance courtyard garden to rear, down to paving, shingle, borders, shrubs and a circular paved centrepiece.





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