

**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



**28, BEATRICE ROAD
WISBECH
PE13 3PE**

THE PROPERTY: VERY DECEPTIVE TWO DOUBLE BEDROOMED DETACHED BUNGALOW FOR UPGRADING * 26FT LOUNGE/DINER * USEFUL CONSERVATORY/UTILITY * OFF ROAD PARKING SPACE * GENEROUS ENCLOSED GARDENS TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * WORKSHOP * LOTS OF POTENTIAL, SO VIEW QUICKLY! NO UPWARD CHAIN!

THE PRICE:

£150,000

FREEHOLD EPC BAND D

REF.8866

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:8866 28, BEATRICE ROAD, WISBECH.

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road for about .4 of a mile to the traffic lights and proceed straight over, then turn left into Tinkers Drove., At the 'T' junction with St Michaels Avenue urn left then first right then first left, then first right into Beatrice Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

SMALL ENTRANCE HALL:

LOUNGE/DINER: 26' 2" (max) x 12' (max) With bay window, feature tiled fire place.

KITCHEN: 14' 10" (max) x 7' 10" (max) With preparation surfaces with drawers & cupboards under, inset double drainer stainless steel sink unit with mixer tap & cupboards under, space for fridge & freezer, range of wall units, built in cupboard housing wall mounted Worcester gas fired combi boiler.

CONSERVATORY/ UTILITY: 12' 4" (max) x 6' 4" (max) With space/plumbing for washing machine and space for condensing tumble drier.

BATHROOM/W.C.: With pedestal wash basin, low level W.C., panelled bath, tiled walls.

SMALL INNER HALL: With access to loft.

BEDROOM NO 1: 11' 11" (max) x 10' (max).

BEDROOM NO 2: 11' (max) x 10' (max).

OUTSIDE: **OUTSIDE LIGHTS : COLD WATER TAP**

SECTIONAL WORKSHOP: 17' 1" (max) x 8' 8" (max).

GARDENS: To front down to gravel and a concrete off road parking space. Timber gate to the side opens onto the generous enclosed rear garden which is part laid to lawn with concrete and paved pathways, various shrubs and gravel borders.



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Beatrice Road

