

**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



**10 EIGHTH AVENUE
WISBECH
PE13 2BW**

THE PROPERTY: BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW SITUATED ON A GENEROUS PLOT IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AREAS IN TOWN! *FITTED KITCHEN WITH BUILT-IN OVEN HOB WASHER/DRIER & DISHWASHER *LOVELY LANDSCAPED ENCLOSED GARDENS TO REAR *180 SQFT WORKSHOP *GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £299,500 FREEHOLD EPC BAND C REF. 8868

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: 8868 10 EIGHTH AVENUE, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. At the next set of traffic lights turn left into Norwich Road, Then turn sixth right into Mount Drive, then turn fifth right into Eighth Avenue.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light.

ENTRANCE HALL With laminate floor, access via folding ladder to part boarded loft with power and lighting, built in linen cupboard.:

LOUNGE/DINER: 15'10" (max) x 11'11" (max) With laminate floor.

FITTED KITCHEN: 12' (max) x 9" (max) With cupboard housing Worcester gas fired wall mounted combi boiler, range of wall cupboards, tiled floor, part tiled walls, built-in induction hob, built-in electric oven, electric hob hood, built-in washer/drier, built-in dishwasher, preparation surfaces with drawers and cupboards under, inset stainless steel single drainer sink unit with mixer tap and cupboards under.

SHOWER ROOM/W.C.: With low level w.c., pedestal wash basin with mixer tap, part tiled walls, tiled and screened shower cubicle with thermostatic shower, extractor fan, medicine cabinet with mirror doors.

BEDROOM NO 1: 14' (max) x 12' (max) 'L' shaped..

BEDROOM NO 2: 12' (max) x 10' (max)

BEDROOM NO 3: 9'9" (max) x 5'10" (max)

OUTSIDE: **COLD WATER TAP: OUTSIDE LIGHTS: SECURITY LIGHT: GREEN HOUSE: POTTING SHED:**

WORKSHOP: 19'4" (max) x 9'4" (max) With power and lighting.

GARAGE: 16'1" (max) x 7'7" (max) With up and over door, power and lighting, personal door.

GARDENS: To front, laid to lawn, with borders, shrubs and a block paved driveway/multi vehicle off road parking space which extends along the side of the property. Timber double gates open onto the generous enclosed rear garden which is laid to lawn with numerous trees, shrubs, borders, beds, seasonal vegetable plot, shingle patio area and paved patio.



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Eighth Ave

