

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**11, TINKERS DROVE
WISBECH
PE13 3PQ**

THE PROPERTY: DECEPTIVE THREE BEDROOMED MID TERRACED HOUSE FOR UPGRADING * TWO RECEPTION ROOMS * UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * OFF ROAD PARKING TO FRONT PLUS GARAGE (in need of attention)* LONG REAR GARDEN * GREAT POTENTIAL * VIEW NOW!

THE PRICE: oieo £140,000 FREEHOLD EPC BAND D

REF. 8874

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: 8874 11, TINKERS DROVE, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road to the second set of traffic lights, Proceed straight over then turn immediately left into Tinkers Drove. The property will be seen on the left hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH/CANOPY:

ENTRANCE HALL: With stairway off, walk in understairs cupboard;

LOUNGE/DINER: 14'(max) x 11'5"(max) with bay window, feature fire surround;

DINING ROOM: 11'10"(max) x 11'1"(max) with double glazed French doors to rear garden, feature fire surround;

KITCHEN: 14'(max) x 8'4"(max) with range of wall cupboards, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for dishwasher, part tiled walls, tiled floor;

GROUND FLOOR CLOAKROOM/W.C.:

With flush suite;

UTILITY: `L` shaped with wall cupboards, work top with drawers under, tiled floor;

FIRST FLOOR:

LANDING:

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

BEDROOM NO 1: 12'(max) x 11'5"(max);

BEDROOM NO 2: 12'(max) x 9'11"(max);

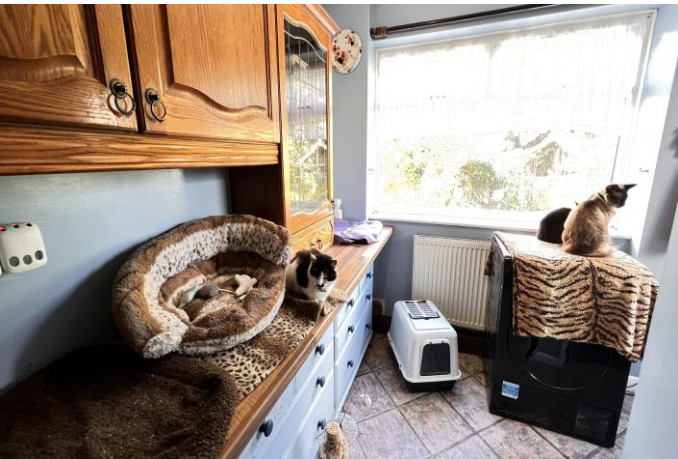
BEDROOM NO 3: 8'5"(max) x 8'2"(max) with built in airing cupboard housing gas fired wall mounted boiler;

OUTSIDE:

GARAGE: (In need of attention) at rear of property;

GARDENS: To front down to shingle off road parking space with a concrete pathway to the front entrance door. Long gardens to rear. The property has the benefit of a shared pedestrian access leading from the rear of the property, along the rear of adjoining properties. A small lane at the end of No 1, Tinkers Drove leads to the rear of the property where the GARAGE is.

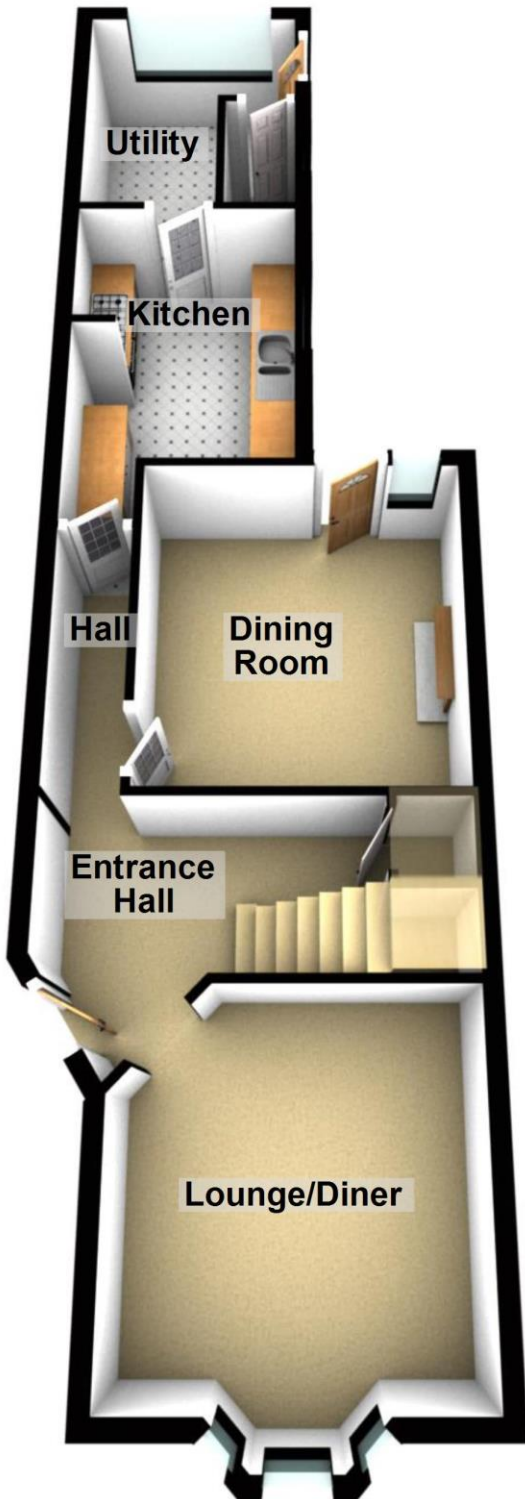
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Ground Floor



First Floor

