

**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**



**49, MYLES WAY  
WISBECH, PE13 3PY**

**THE PROPERTY:** MODERN TWO BEDROOMED SEMI DETACHED HOUSE IN A CUL DE SAC LOCATION IN THIS POPULAR RESIDENTIAL DEVELOPMENT, CLOSE TO LOCAL SCHOOLS \* FITTED KITCHEN WITH BUILT IN OVEN, HOB & FRIDGE \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* ENCLOSED GARDENS TO REAR \* MULTI VEHICLE OFF ROAD PARKING \* IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET \* VIEW QUICKLY!

**THE PRICE:** £165,000 FREEHOLD EPC BAND C

**REF. 8876**

**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: 8876 49, MYLES WAY, WISBECH**

**COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout (identified by our sponsorship signs) take the exit signed West Walton & Walsoken. Follow the road to the traffic lights and proceed straight across. The turn IMMEDIATELY left into Tinkers Drove. Proceed to the end of Tinkers Drove and turn left at the `T` junction with St. Michaels Avenue. Then turn second right into Cherry Road. Follow the road to the `T` junction with Kinderley Road. Turn left. Proceed to the next `T` junction. Turn left. Then turn first right into Conference Way, then first right into Braeburn Avenue, then first left into Myles Way.

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

**ENTRANCE CANOPY:** With light;

**ENTRANCE HALL:** With stairway off;

**LOUNGE:** 13'9"(max) x 10'(max);

**FITTED KITCHEN/DINER:** 13'3"(max) x 9'(max) with double glazed French doors to rear garden, space/plumbing for automatic washing machine, range of wall cupboards, preparation surfaces with drawers & cupboards under, built in fridge, inset stainless steel single drainer sink unit with cupboards under, built in gas hob, electric hob hood, built in electric oven, part tiled walls, LINEA gas fired wall mounted combi boiler;

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

With low level w.c., hand wash basin, extractor fan;

**FIRST FLOOR:**

**LANDING:**

**BATHROOM/W.C.:** With low level w.c., pedestal ash basin, panelled bath with mixer tap & shower attachment, part tiled walls, extractor fan;

**BEDROOM NO 1:** 12'2"(max) x 10'(max) with built in wardrobe/cupboard, built in wardrobe;

**BEDROOM NO 2:** 9'7"(max) x 7'1"(max);

**OUTSIDE: TIMBER STORE SHED:**

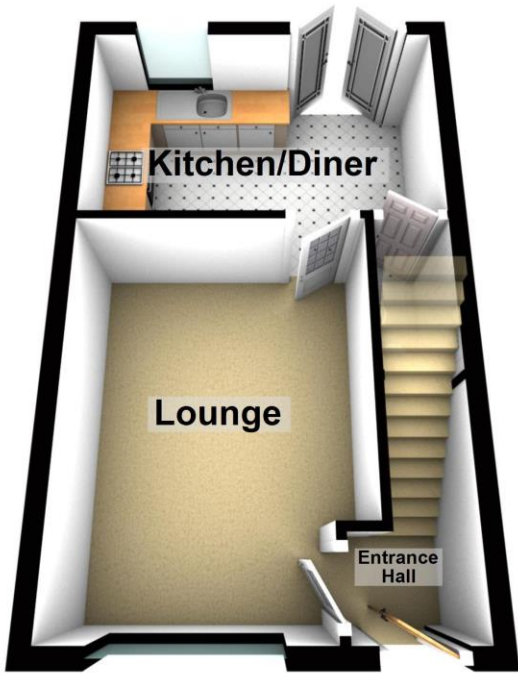
**GARDENS:** To front, down to a shingle multi vehicle off road parking space with a paved pathway to the front entrance door. Enclosed gardens to rear, laid to lawn with paved patio. Timber gate to side gives access from front to rear.



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**Ground Floor**



**First Floor**

