

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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Website:  
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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**8, MAIN ROAD**

**FRIDAY BRIDGE, PE14 0HJ**

**THE PROPERTY:**

THIS IS AN ABSOLUTELY FABULOUS "SHOW HOUSE"  
\* BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI-  
DETACHED HOUSE ON A HUGE PLOT VERY CLOSE TO ALL THE  
VILLAGE AMMENITIES – SHOP/POST OFFICE, PUB AND SCHOOL \*  
SUPERB OPEN PLAN 25FT FITTED KITCHEN/DINER/LOUNGE \* TWO  
BATH SHOWER ROOMS \* USEFUL UTILITY \* BRICK WORKSHOP \*  
LONG EXTENSIVE GARDENS TO REAR \* LOT AND LOTS OF  
PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \*  
REALLY MUST BE VIEWED TO BE APPRECIATED, SO VIEW  
QUICKLY TO AVOID DISAPPOINTMENT!!

**THE PRICE:**

**£285,000**

**FREEHOLD EPC BAND E**

**REF.8877**

**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 A FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Follow the main road for about 1.4 miles then turn right at the China Rose Takeaway signposted Elm & Friday Bridge. Follow the road for about 1.8 miles and the property is on the left hand side.

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

**ENTRANCE PORCH/CANOPY/LOBBY:**

**ENTRANCE HALL:** With stairway off, walk-in cloaks cupboard, understairs cupboard, built in store rack.

**LOUNGE/DINER/FITTED KITCHEN:**

25' (max) x 19' (max) 'L' shaped with fitted Island Breakfast Bar with cupboards under, built in wine cooler, built in AEG dishwasher, built in fridge, built in freezer, built in Neff electric oven and microwave, fitted shelving, built in AEG induction hob, electric hob hood, preparation surfaces with drawers & cupboards under, fitted larder cupboards, fitted cupboard housing Ideal gas fired wall mounted combi-boiler, inset single drainer sink unit with mixer tap & cupboards under.

**GROUND FLOOR CLOAK ROOM/W.C./SHOWER ROOM:**

With tiled floor, integrated hand wash basin with mixer tap, integrated low level W.C., tiled & screened double shower cubicle with thermostatic shower, heated towel rail, extractor fan.

**UTILITY:** 6' 8" (max) x 5' 10" (max) With range of wall cupboards, fitted shelving, work top with space/plumbing under for washing machine and space for condensing tumble drier.

**FIRST FLOOR:**

**LANDING:** With access to part boarded loft with light point.

**BATHROOM/W.C.:** With integrated low-level W.C., integrated hand wash basin with mixer tap, tiled floor, tiled walls, heated towel rail, shower/bath with thermostatic shower over.

**BEDROOM NO 1:** 13' (max) x 10' (max) With storage access.

**BEDROOM NO 2:** 11' 8" (max) x 10' 9" (max).

**BEDROOM NO 3:** 9' 7" (max) x 7' 2" (max).

**OUTSIDE:** **EXTERNAL POWER POINTS : OUTSIDE LIGHT : OPEN GARDEN STORE : COLD WATER TAP**

**BRICK outhouse:** 11' 9" (max) x 7' 6" (max) With power & lighting.

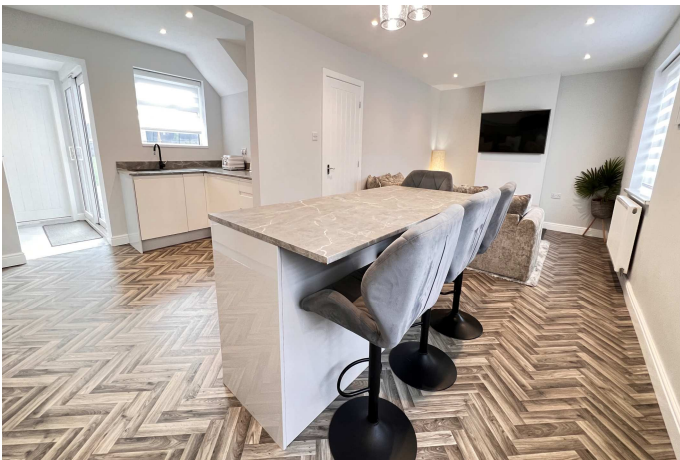
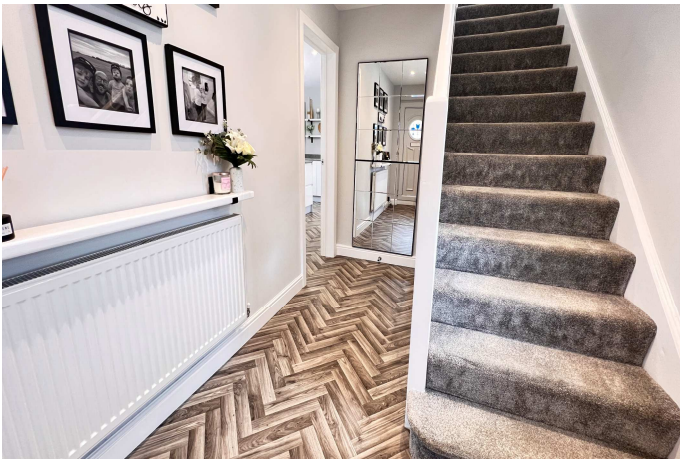
**DETACHED BRICK GARAGE:**

16' 3" (max) x 8' 2" (max) With timber double doors.

**GARDENS:**

To front down to an extensive shingle multi-vehicle off road parking space. Tiled pathway to side leads through a timber gate to the extra-large rear garden which is laid to lawn with a large patio area.

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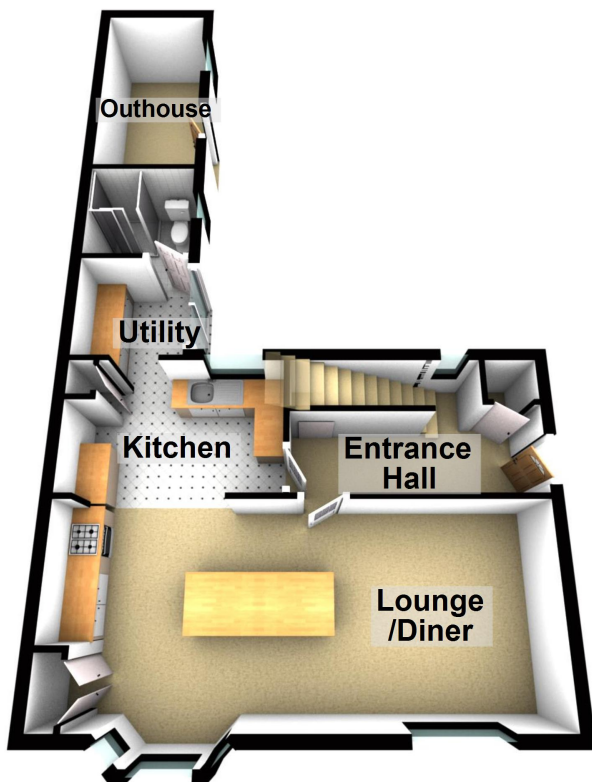
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### Ground Floor



### First Floor

