

**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



**195, LYNN ROAD
WISBECH, PE13 3DZ**

THE PROPERTY: VERY DECEPTIVE, BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI DETACHED HOUSE, SITUATED WITH EASY ACCESS TO THE TOWN CENTRE & THE MAIN ROAD NETWORK * 2 BATH/SHOWER ROOMS * FITTED KITCHEN WITH BUILT IN OVEN & HOB * LOVELY CONSERVATORY * SEPARATE DINING ROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * ATTRACTIVE LOW MAINTENANCE ORNAMENTAL GARDENS TO SIDE & REAR * MULTI VEHICLE OFF ROAD PARKING * MUST BE VIEWED TO BE APPRECIATED * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £250,000 FREEHOLD EPC BAND D

REF. 8880

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: 8880 195, LYNN 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. Proceed to the second set of traffic lights. Proceed straight over and the property will be seen on the left hand side first house after Tinkers Drove.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

ENTRANCE HALL: With stairway off, laminate floor;

LOUNGE: 12'(max) x 11'9"(max) with bay window, laminate floor;

DINING ROOM: 9'1"(max) x 7'9"(max) with tiled floor, walk in store cupboard;

FITTED CHEN/BREAKFAST ROOM:

13'(max) x 11'3"(max) with laminate floor, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, range of wall cupboards, preparation surfaces with cupboards under, built in induction hob, electric hob hood, built in electric oven, part tiled walls;

GROUND FLOOR W.C./SHOWER ROOM:

With integrated low level w.c., pedestal wash basin with mixer tap, tiled & screened double shower cubicle with thermostatic shower part tiled walls, heated towel rail, access to loft;

UPVC CONSERVATORY: 13'2"(max) x 9'3"(max) with laminate floor;

FIRST FLOOR:

LANDING: With access to loft, built in airing cupboard housing Vokera gas fired wall mounted combi boiler;

BATHROOM/W.C.: With freestanding `claw foot` bath with mixer tap, lo level w.c., integrated hand wash basin with mixer tap & drawers under, part tiled walls, heated towel rail;

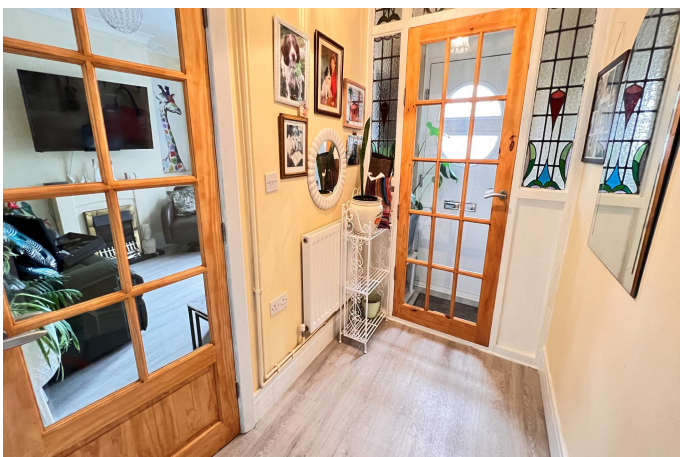
BEDROOM NO 1: 11'7"(max) x 9'9"(max) with built in wardrobe;

BEDROOM NO 2: 11'5"(max) x 10'10"(max);

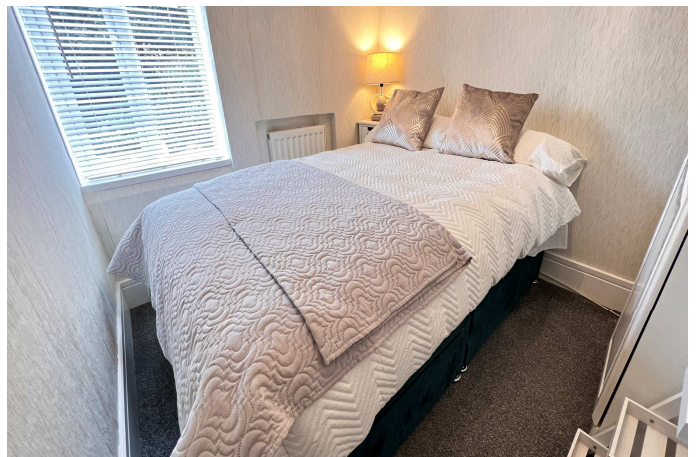
BEDROOM NO 3: 8'7"(max) x 7'3"(max);

OUTSIDE: TIMBER STORE SHED;

GARDENS: To front down to a shingle multi vehicle off road parking space. Timber gate to one side of the property leads to an enclosed courtyard side 7 rear garden which is down to paving with stone chippings, raised borders & shrubs. There is another courtyard enclosed garden to the other side of the property down to a paved patio with chippings & raised borders.



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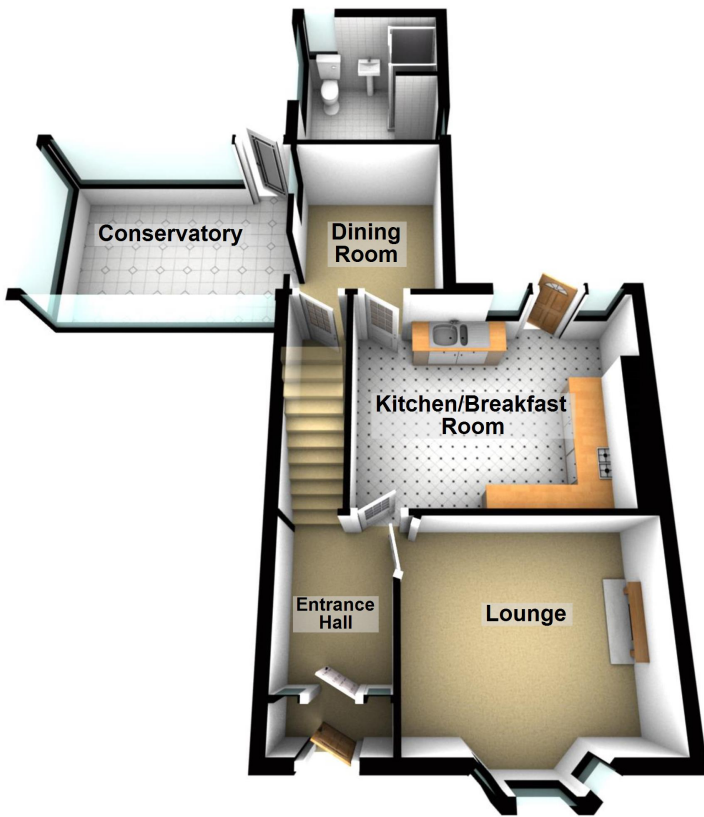
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Ground Floor



First Floor

