

**ROBERT
HALE
HOMES FOR
SALE**

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

01945 465222

E-mail:
wisbech@robert-hale-homes.co.uk

Website:
www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**9, LISTERS ROAD
UPWELL, PE14 9BW**

THE PROPERTY: A SPACIOUS THREE BEDROOMED DETACHED CHALET BUNGALOW ON A LOVELY, LARGE PLOT IN A FAVOURED RESIDENTIAL ROAD IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH MANY AMENITIES * 20' LOUNGE * SEPARATE DINING ROOM * FITTED KITCHEN * CONSERVATORY * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * DOUBLE GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * MASSIVE POTENTIAL, SO VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE:

£299,995

FREEHOLD EPC BAND D

REF. 8882

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: 8882 9, LISTERS ROAD, UPWELL

COUNCIL TAX: BAND C KINGS LYNN & WEST NORFOLK B.C.

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the main road for several miles to the village of Outwell. After entering the village & passing the garage on the left hand side, turn right at the mini roundabout. Follow the road to the village of Upwell then turn left over a bridge, by the FIVE BELLS PUB into Newbridge Road. Then turn third left into Listers Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

UPVC ENTRANCE CANOPY:

SPACIOUS ENTRANCE HALL: With stairway off, C/H thermostat, C/H programmer, alarm programmer;

LOUNGE/DINER: 20'(max) x 16'7"(max) 'L' shaped with 'oak floor', fitted display shelving, feature fire surround with crushed marble hearth and enclosing a fitted electric 'flame effect' fire, glazed double doors to:-

DINING ROOM: 12'(max) x 11'6"(max);

FITTED KITCHEN: 12'3"(max) x 9'10"(max) with tiled floor, part tiled walls, built in larder, 2 walk in store cupboards, built in fridge, space/plumbing for dishwasher, built in electric hob, built in electric oven, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, display cupboard, display shelving;

GROUND FLOOR BATHROOM/W.C./SHOWER ROOM:

With tiled floor, Quadrant shower cubicle with thermostatic shower, part tiled walls, low level w.c., panelled bath with mixer tap, inset hand wash basin with mixer tap & cupboards under, wall cupboard with illuminated doors;

GROUND FLOOR BEDROOM NO 1:

17'10"(max) x 13'3"(max) with range of fitted units including wardrobes, drawer units, dressing table & bedside tables;

UPVC CONSERVATORY: 12'10"(max) x 11'6"(max) with tiled floor, GRANT oil fired C/H boiler, store cupboards;

FIRST FLOOR:

LANDING: With built in cupboard housing cold water cylinder, access to side loft storage housing hot water cylinder with immersion heater;

BEDROOM NO 2: 11'7"(max) x 10'(max) with access to side loft storage;

BEDROOM NO 3: 11'9"(max) x 10'2"(max);

OUTSIDE: 3 TIMBER STORE SHEDS: OIL STORAGE TANK: COLD WATER TAP:

DOUBLE GARAGE: 17'1"(max) x 15'10"(max) currently part converted to a workshop with power & lighting, personal door;

GARDENS: Generous gardens to front and side, laid to lawn with shrubs, borders and a large ornamental pond and a shingle multi vehicle off road parking area. Large gardens to rear laid to lawn with numerous shrubs, trees, conifers and an extensive paved patio.

REF. 8882 9, LISTERS ROAD, UPWELL



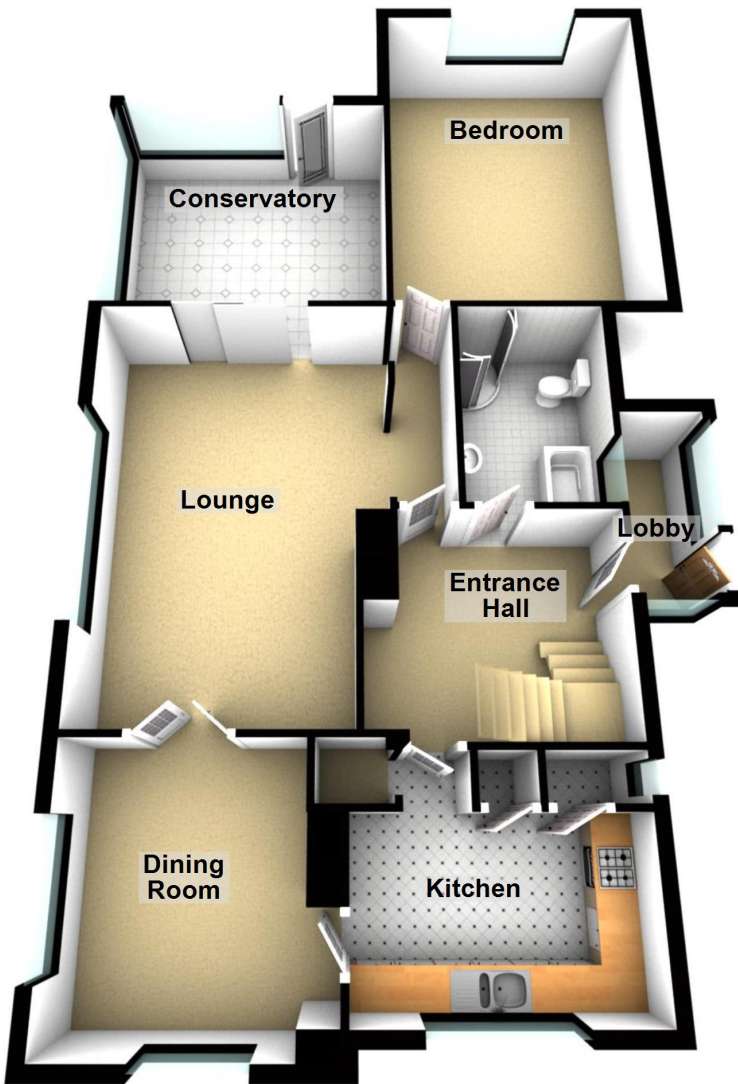
REF. 8882 9, LISTERS ROAD, UPWELL



REF. 8882 9, LISTERS ROAD, UPWELL



Ground Floor



First Floor

