

**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



**22, KIRK ROAD
WALPOLE ST ANDREW
PE14 7LL**

THE PROPERTY:

THREE BEDROOMED DETACHED BUNGALOW ON A LARGE CORNER PLOT IN A LOVELY LOCATION IN THIS HIGHLY POPULAR SOUGHT AFTER NORFOLK VILLAGE WITH ITS OWN SCHOOL * 23FT LOUNGE * FITTED KITCHEN WITH BUILT IN OVEN & HOB * CONSERVATORY/UTILITY * 19FT GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * A UNIQUE DOUBLE PLOT WITH HUGE POTENTIAL SO VIEW QUICKLY!

THE PRICE:

£275,000

FREEHOLD

EPC BAND F

REF.8884

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:8884 22, KIRK ROAD, WALPOLE ST ANDREW.

COUNCIL TAX: BAND B KINGS LYNN & W.N. COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout, take the exit signed West Walton & Walsoken. Follow the road for about 0.8 mile and turn left at the traffic lights. Follow the main road for about 5.2 miles to the village of Walpole St Andrew. After passing the village sign turn second right into Kirk Road. The property is shortly on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

ENTRANCE HALL: With built in airing cupboard housing hot water cylinder with immersion heater.

LOUNGE/DINER: 23' 10" (max) x 11' 10" With reconstituted stone fire surround/display standing, central heating timer.

KITCHEN: 10' 11" (max) x 10' 6" (max) With range of wall cupboards built in electric hob, electric hob hood, preparation surfaces with drawers & cupboards under, part tiled walls, inset stainless steel single drainer sink unit with mixer tap & cupboards under, built in electric oven, Grant oil fired central heating boiler.

CONSERVATORY/UTILITY: 13' (max) x 5' 9" (max) With plumbing for automatic washing machine.

SHOWER ROOM/W.C.: With tiled & screened shower cubicle with Triton electric shower, pedestal wash basin, low level W.C., tiled walls, extractor fan.

BEDROOM NO 1: 12' 5" (max) x 9' 2" (max)

BEDROOM NO 2: 10' 5" (max) x 9' 3" (max)

BEDROOM NO 3: 9' 10" (max) x 8' (max)

OUTSIDE:

GARAGE: 19' 5" (max) x 8' 4" (max) With up & over door, personal door, power & lighting.

GARDENS: To front laid to lawn with numerous trees shrubs, beds, hedgerows, shingle area, paved patio and a concrete driveway/multi-vehicle off road parking area. Wrought iron gate to side opens on to a pathway leading to the low maintenance enclosed gardens to rear down to an extensive paved patio area. There is a generous parcel of garden land to the side of the bungalow on the corner it is laid to lawn and in the opinion of the agents has unbelievable potential!!



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