

**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**



**FLAT 1  
WEDGWOOD COURT  
WISBECH, PE13 2DD**

**THE PROPERTY:** ONE BEDROOMED GROUND FLOOR FLAT IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL CUL DE SAC, CLOSE TO TOWN CENTRE AMENITIES  
\* 22' OPEN PLAN LOUNGE/DINER/FITTED KITCHEN \* LOVELY COMMUNAL GARDENS TO REAR \* OFF ROAD PARKING TO REAR \* IDEAL FIRST TIME BUY, BUY TO LET OR RETIREMENT \* VIEW QUICKLY!

**THE PRICE:** £102,000 LEASEHOLD EPC BAND

**REF. 8887**

**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: 8887 FLAT 1, WEDGWOOD COURT, WISBECH**

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

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway, At the second set of traffic lights turn left into Norwich Road. Then fifth right into Wedgwood Drive. Then first left. Wedgwood Court is on the left hand side in the corner.

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

**COMMUNAL SECURE ENTRANCE LOBBY**

**COMMUNAL ENTRANCE HALL**

**ENTRANCE HALL:** With built in airing cupboard housing pressurised hot water cylinder, built in store cupboard, off peak radiator;

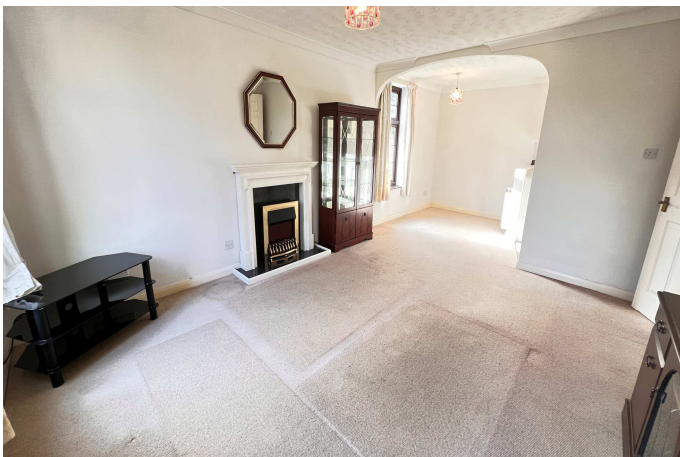
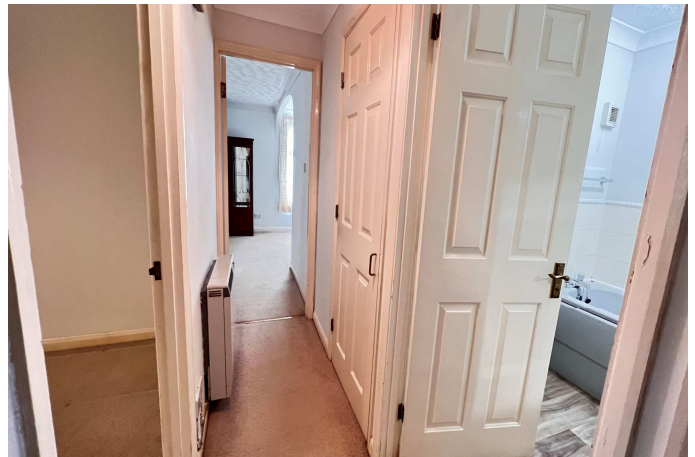
**OPEN PLAN LOUNGE/DINER/KITCHEN:**  
22'5"(max) x 14'5"(max) 'L' shaped with range of wall cupboards, part tiled walls, space/plumbing for automatic washing machine, built in electric hob, electric hob hood, built in electric oven, preparation surfaces with drawers & cupboards under, inset 1 ½ bowl sink unit with mixer tap and cupboards under, off peak radiator;

**BATHROOM/W.C.:** With low level w.c., panelled bath with Triton electric shower overhead, pedestal wash basin, part tiled walls, extractor fan, electric wall fan heater

**BEDROOM :** 11'2"(max) x 10'(max) with electric panel radiator;

**OUTSIDE:** **COMMUNAL BIN STORE: OFF ROAD PARKING TO REAR**

**GARDENS:** Lovely communal gardens to rear.



**REF. 8887 FLAT 1, WEDGWOOD COURT, WISBECH**

