

**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

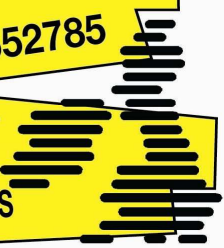
**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**40, QUEEN ELIZABETH DRIVE,  
WISBCH, PE13 2JX**

**THE PROPERTY:** DECEPTIVELY SPACIOUS, THREE BEDROOMED SEMI CHALET STYLE HOUSE IN THIS HIGHLY POPULAR RESIDENTIAL CUL DE SAC WITH EASY ACCESS TO COLLEGE, SCHOOLS & MAIN ROAD NETWORK \* 22' LOUNGE \* 16' KITCHEN \* GROUND FLOOR BEDROOM WITH SHOWER \* GROUND FLOOR CLOAKROOM \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* ENCLOSED GARDENS TO REAR \* OFF ROAD PARKING \* IDEAL FIRST TIME BUY OR RETIREMENT \* GREAT POTENTIAL \* VIEW QUICKLY!

**THE PRICE:** £170,000 FREEHOLD EPC BAND D

**REF. 8889**

**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: 8889 40, QUEEN ELIZABETH DRIVE, WISBECH**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. At the next set of traffic lights turn left into Norwich Road. Then turn fifth right into Ramnoth Road. The third left into Queen Elizabeth Drive. The property is on the right hand side.

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

**ENTRANCE HALL:** With stairway off;

**LOUNGE/DINER:** 22'1"(max) x 12'6"(max) with feature tile fire surround enclosing a fitted 'living flame' gas fire;

**KITCHEN/BREAKFAST ROOM:** 16'10"(max) x 10'9"(max) with built in electric oven, built in gas hob, range of wall cupboards, inset 1 ½ bowl sink unit with mixer tap & cupboards under, preparation surfaces with drawers & cupboards under, VIESMANN gas fired wall mounted combi boiler, space/plumbing for automatic washing machine and dishwasher;

**GROUND FLOOR CLOAKROOM/W.C.:** With low level w.c., hand wash basin, extractor fan;

**GROUND FLOOR BEDROOM NO 1:** 15'(max) x 7'8"(max) with Quadrant shower cubicle with electric shower;

**FIRST FLOOR:**

**LANDING:**

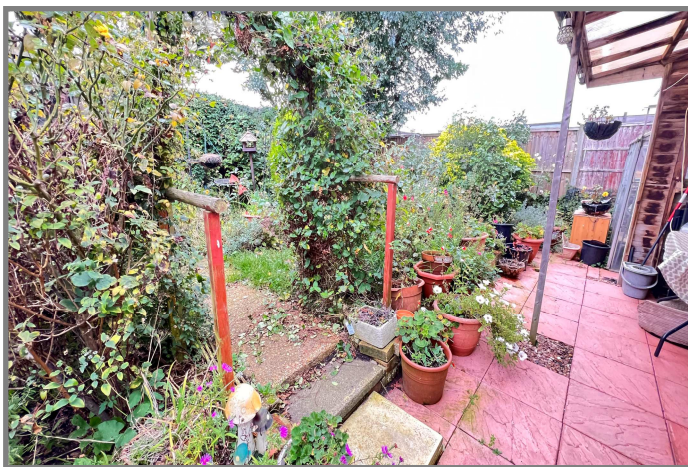
**BATHROOM/W.C.:** With low level w.c., inset hand wash basin with cupboards under, panelled bat., tiled walls, built in linen cupboard;

**BEDROOM NO 2:** 13'5"(max) x 9'5"(max);

**BEDROOM NO 3:** 10'2"(max) x 8'6"(max);

**OUTSIDE:** **LEAN TO GREEN HOUSE**

**GARDENS:** To front, laid to lawn with shrubs, beds, borders and a tarmac driveway/off road parking space, concrete path to side leads through a timber gate. Enclosed gardens to rear with numerous plants, shrubs & conifers and a covered paved patio.



REF. 8889 40, QUEEN ELIZABETH DRIVE, WISBECH

