

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**56, SALTS ROAD,
WEST WALTON, PE14 7EJ**

THE PROPERTY:

VERY DECEPTIVE, SPACIOUS, EXTENDED THREE BEDROOMED SEMI DETACHED HOUSE, SITUATED ON A LARGE PLOT NOT OVERLOOKED TO REAR, IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL
* SEPARATE DINING ROOM * 16' CONSERVATORY/UTILITY * OIL CENTRAL HEATING * DOUBLE GLAZING * EXTENSIVE RANGE OF TIMBER OUTBUILDINGS INCLUDING, GARAGE/OFFICE & 23' GAMES ROOM/GYM * VERY EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * HUGE POTENTIAL, VIEW QUICKLY!

THE PRICE:

OIEO £270,000 FREEHOLD EPC BAND E

REF. 8890

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: 8890 56, SALTS ROAD, WEST WALTON

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

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road for about 0.8 of a mile to the third set of traffic lights and turn left into Walton Road. Follow the road for 1.6 miles to West Walton and turn right in front of the Church into School Road. Then turn first left into Salts Road. The property is on the right hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 15'7"(max) x 11'7"(max) with feature fire surround enclosing a wood burning stove, feature archway to:-

DINING ROOM: 13'1(max) x 12'1(max) with stained wood floor, double glazed french doors to rear garden, understairs recess, stairway off, feature archway to:-

KITCHEN: 12'7"(max) x 8'5"(max) with tiled floor, built in microwave, wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing for dishwasher, electric hob hood, in set 1 ½ bowl sink unit with mixer tap & cupboards under, electric cooker point;

GROUND FLOOR BATHROOM/W.C.:

With low level w.c., inset hand wash basin with mixer tap & cupboards under, shower/bath with thermostatic shower overhead, heated towel rail, part tiled walls and tiled floor;

ADDITIONAL SEPARATE W.C.:

With low level w.c.;

CONSERVATOR/UTILITY: 16'7"(max) x 7'6"(max) with work top with cupboards under, space/plumbing for automatic washing machine, double glazed French doors to garden;

FIRST FLOOR:

LANDING: With access to loft;

BEDROOM NO 1: 12'3"(max) x 12'(max) with feature original fireplace, built in airing cupboard housing hot water cylinder with immersion heater;

BEDROOM NO 2: 11'4"(max) x 8'3"(max);

BEDROOM NO 3: 8'1"(max) x 7'1"(max);

OUTSIDE: STEEL CASE HOUSIN OIL FIRED C/H BOILER: SUMMER HOUSE:

GAMES ROOM: 23'(max) x 11'(max) with work tops, stainless steel sink unit with cupboards, LPG boiler serving C/H and hot water, shower area with portaloo;

TIMBER WORKSHOP: 26'(max) x 13'8"(max) with power & lighting;

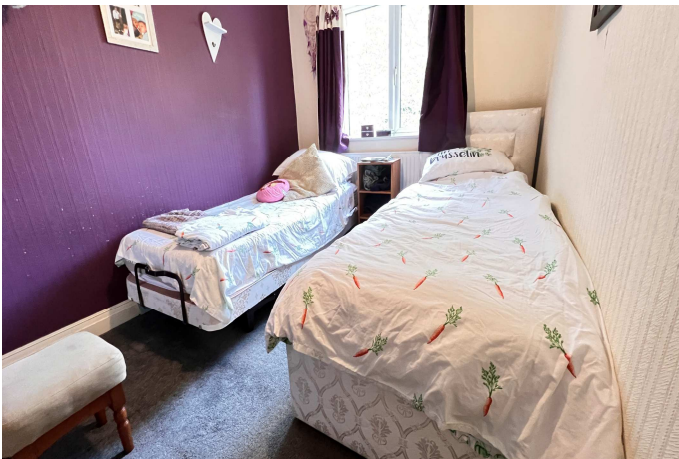
GARAGE/OFFICE: 17'(max) x 13'(max) with power & lighting;

GARDENS: Generous gardens to front, side & rear, part laid to lawn with extensive shingle/concrete multi vehicle off road parking.

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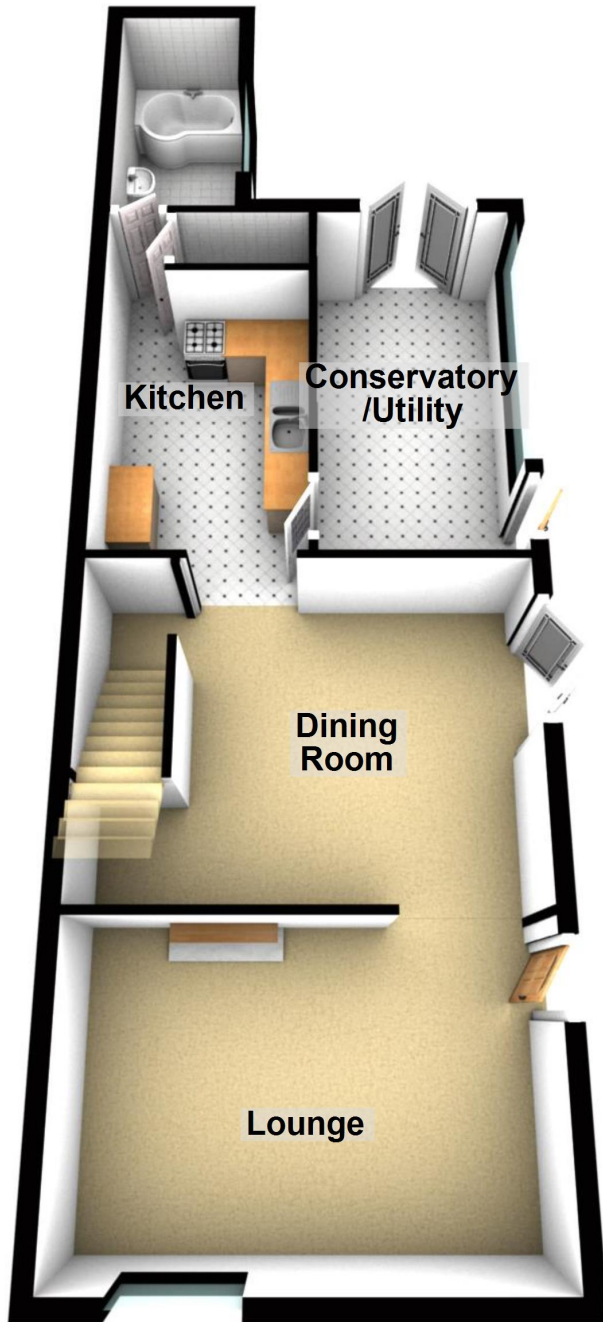
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Ground Floor



First Floor

