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7 DAYS

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OVER 1000 OFFICES



**101, SCHOOL ROAD
WEST WALTON, PE14 7HA**

THE PROPERTY: THREE BEDROOMED SEMI DETACHED HOUSE SITUATED ON A GENEROUS PLOT BACKING ONTO OPEN FIELDS & CLOSE TO THE SCHOOLS IN THIS HIGHLY POPULAR VILLAGE! * USEFUL UTILITY * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * MASSES OF PARKING! * VIEW QUICKLY!

THE PRICE: £220,000 FREEHOLD EPC BAND D

REF. 8894

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: 8894 101, SCHOOL 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 Wet Walton & Walsoken. Follow the road all the way to the next roundabout and take the first exit signed Walton Highway. Then turn first left by the Highwayman Pub into School Road. The property is on the right hand side in due course, shortly before the Schools.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off;

LOUNGE: 15'4"(max) x 9'6"(max) with wood burner stove, laminate floor;

KITCHEN: 13'5"(max) x 9'(max) with inset stainless steel single drainer sink unit with mixer tap & cupboards under, larder cupboard, preparation surfaces with drawers & cupboards under, range of wall cupboards, electric cooker point, electric hob hood;

INNER LOBBY:

GROUND FLOOR BATHROOM:

With Quadrant shower cubicle with thermostatic shower, inset hand wash basin with mixer tap & cupboard under, panelled bath with mixer tap, heated towel rail, part tiled walls;

SEPARATE W.C.: With low level w.c.;

CONSERVATOR/UTILITY: 11'6"(max) x 8'6"(max) with tiled floor;

FIRST FLOOR:

LANDING: With access to loft;

CLOAKROOMW.C.: With low level w.,c., hand wash basin with tiled splash back

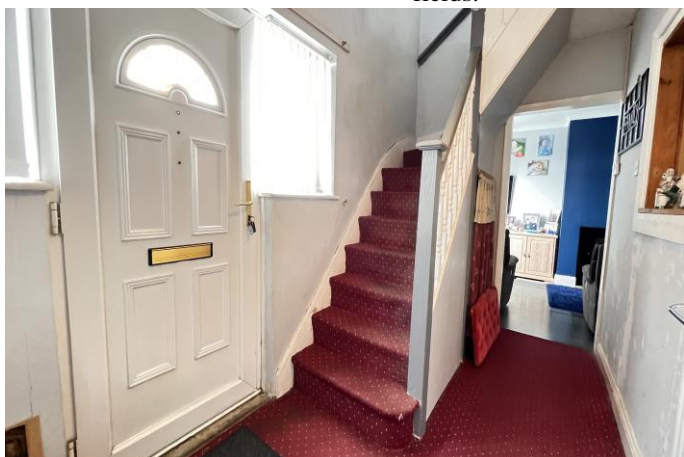
BEDROOM NO 1: 15'6"(max) x 8'3"(max) with fitted airing cupboard housing hot water cylinder with immersion heater, built in wardrobe/cupboard with blanket cupboards over;

BEDROOM NO 2: 10'2"(max) x 7'6"(max) with laminate floor;

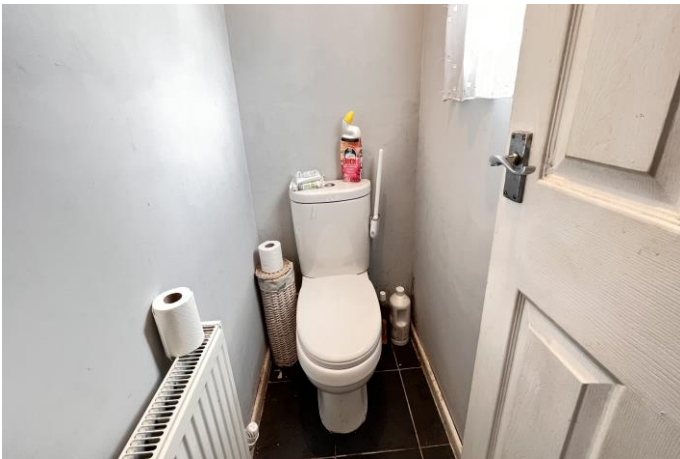
BEDROOM NO 3: 9'10"(max) x 7'4"(max);

OUTSIDE: **OIL STORAGE TANK: BRICK OUTHUSE: OIL FIRED CENTRAL HEATING BOILER: COLD WATER TAP:**

GARDENS: To front down to an extensive, shingle multi vehicle off road parking space. Useful shared vehicle access leads along the side of the property to the rear of the house. Timber gate to side opens onto the side and generous rear gardens which are mostly laid to lawn with numerous trees, shrubs and additional off road parking. There is also an additional small parcel of land on the other side of the roadway at the rear, which backs onto open fields.



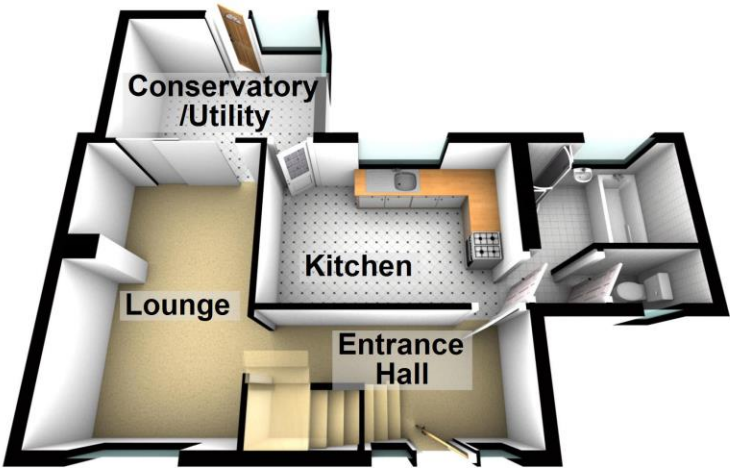
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Ground Floor



First Floor

