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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**239 NORWICH ROAD
WISBECH
PE13 3UT**

THE PROPERTY:

AN IMPOSING THREE BEDROOMED SEMI-DETACHED HOUSE OF GREAT CHARACTER FOR IMPROVEMENT & REFURBISHMENT
* SEPARATE DINING ROOM * UTILITY * CONVENIENT LOCATION
* GAS FIRED CENTRAL HEATING (TEST ADVISED) * MOSTLY DOUBLE GLAZED * GREAT POTENTIAL!

THE PRICE:

OIEO £120,000

FREEHOLD EPC BAND D

REF.8909

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:8909 239 NORWICH ROAD, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. The property is on the left-hand side after about 0.6 miles.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off.

LOUNGE: 14' 2" (max) x 12' (max).

DINING ROOM: 11' 6" (max) x 9' 10" (max).

KITCHEN: 10' 9" (max) x 9' 6" (max).

UTILITY: With Ideal gas fired wall mounted central heating boiler.

FIRST FLOOR:

LANDING:

BATHROOM/W.C.: With built in airing cupboard housing combination hot and cold water cylinder with immersion heater.

BEDROOM NO 1: 12' (max) x 11' 4" (max).

BEDROOM NO 2: 11' 7" (max) x 11' 3" (max)

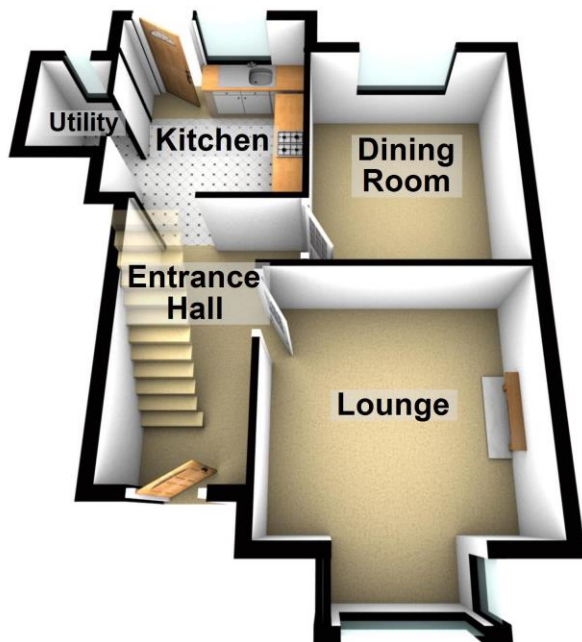
BEDROOM NO 3: 6' 9" (max) x 6' (max).

OUTSIDE: **TIMBER STORE SHED**

SMALL ENCLOSED GARDENS:

To front with a tarmac pathway leading to the front entrance door. Small enclosed gardens to rear part down to grass with a paved patio area.

Ground Floor



First Floor

