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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**157 FRIDAY BRIDGE ROAD
ELM
PE14 0AT**

THE PROPERTY:

SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE
SITUATED OVERLOOKING OPEN FIELDS TO REAR & CLOSE
TO SCHOOLS & LOCAL SHOPS IN THIS HIGHLY POPULAR
VILLAGE *SEPARATE DINING ROOM *18' FITTED KITCHEN
WITH BUILT-IN OVEN & HOB *USEFUL INFORMAL PARKING
TO REAR *ENCLOSED GARDENS TO REAR *GAS FIRED
CENTRAL HEATING *DOUBLE GLAZING *VIEW QUICKLY TO
AVOID DISAPPOINTMENT!

THE PRICE:

£185,000

FREEHOLD EPC BAND D

REF. 8913

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: 8913 157 FRIDAY BRIDGE ROAD, ELM

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. Follow the road for about 1.4 miles and turn right at the China Rose Takeaway signed Elm and Friday Bridge. Follow the road for about 1.2 miles and the property is on the right hand side,

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH/CANOPY/LOBBY:

LOUNGE/DINER: 14' (max) x 12'3" (max) With laminate floor, feature brick fire place with an electric 'flame' effect fire.

LOUNGE: 12'2" (max) x 9'10" (max) With feature brick open fire place.

KITCHEN: 18'2" (max) x 14'6" (max) 'L' shaped with preparation surfaces with drawers and cupboards under, wall cupboards, built-in fridge, single drainer sink unit with mixer tap and cupboards under, built-in gas hob, built-in electric hob hood, built-in electric oven, wall units with glazed doors, wine rack, space/plumbing for automatic washing machine, space for tumble drier, larder cupboard, space for fridge/freezer, wall mounted Worcester gas fired boiler.

GROUND FLOOR BATHROOM/W.C./SHOWER ROOM:

With panelled bath, pedestal wash basin, shower cubicle with Mira electric shower, part tiled walls, extractor fan.

FIRST FLOOR:

LANDING:

BEDROOM NO 1: 12'3" (max) x 9' (max) With built-in wardrobe/cupboard housing hot water cylinder with immersion heater.

BEDROOM NO 2: 12'3" (max) x 10'11" (max) With access to loft, leads to:-

BEDROOM NO 3: 9'5" (max) x 6'11" (max) With laminate floor, sloping ceiling.

OUTSIDE: TIMBER STORE SHED: COLD WATER TAP: COAL STORE: OUTSIDE LIGHTS:

SMALL GARDENS: To front and side part laid to lawn with concrete pathways and shingle borders, concrete pathway leads to the front entrance door. Timber gate to side leads to enclosed rear garden which is part laid to lawn with a paved patio area and enjoys stunning views over open fields.

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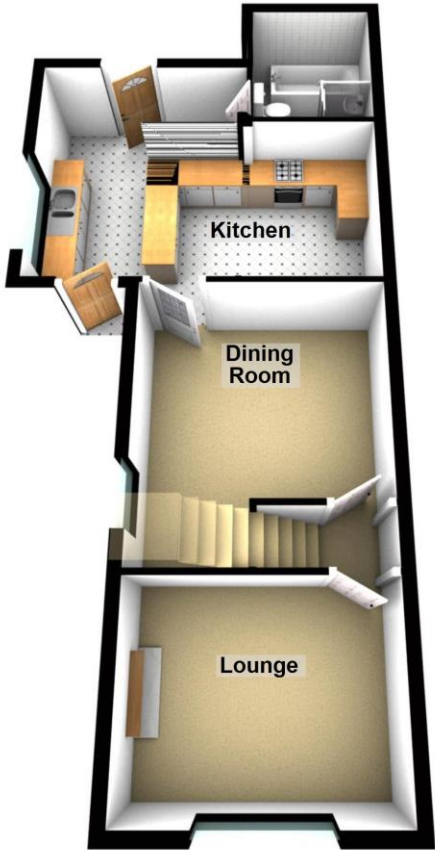
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Ground Floor



First Floor

