



Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

**01945 465222**

E-mail:

[wisbech@robert-hale-homes.co.uk](mailto:wisbech@robert-hale-homes.co.uk)

Website:

[www.robert-hale-homes.co.uk](http://www.robert-hale-homes.co.uk)

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**3 FIRST AVENUE  
WISBECH  
PE13 2BH**

**THE PROPERTY:** SPACIOUS PRESTIGIOUS THREE/FOUR BEDROOM DETACHED BUNGALOW ON A GENEROUS PLOT IN LOVELY GARDENS AT THE END OF A CUL-DE-SAC IN ONE OF THE MOST SOUGHT AFTER AREAS OF TOWN  
\*TWO RECEPTION ROOMS \*OFFICE \*UTILITY \*SUPERB CONSERVATORY  
\*23' GARAGE PLUS MASSES OF PARKING! \*ATTRACTIVE ENCLOSED GARDENS TO REAR \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING \*MUST BE VIEWED TO BE FULLY APPRECIATED!  
\*ENORMOUS POTENTIAL!

**THE PRICE:**

**oieo £280,000**

**FREEHOLD EPC BAND D**

**REF. 8914**

**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: 8914 3 FIRST AVENUE, WISBECH**

**COUNCIL TAX: BAND C 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. Then turn fifth right into Mount Drive. Then first left into First Avenue the property is on the left hand side.

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

**ENTRANCE PORCH:** With terrazzo tiled floor.

**ENTRANCE HALL:** With feature archways, range of fitted cloaks cupboards, access via skylight to boarded loft with power and lighting.

**FIRST RECEPTION ROOM:** 14'7" (max) 11' (max) With feature fire surround enclosing a 'living flame' gas fire (test advised)

**SECOND RECEPTION ROOM:** 14' (max) x 11' (max) With fitted gas fire (test advised)

**KITCHEN:** 11'2" (max) x 10'4" (max) With Glow Worm gas fired wall mounted C/H boiler, range of wall cupboards, display cupboards with glazed doors, corner display shelving, electric cooker, preparation surfaces with drawers and cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboards under, walk-in larder with shelving.

**OFFICE:** 6' (max) x 6' (max) 'L' shaped.

**CLOAK ROOM/W.C.:** With hand wash basin, flush suite, heated towel rail.

**UTILITY:** 8' (max) x 5' (max) With stainless steel single drainer sink unit with tiled splash back and drawers and cupboards under, space/plumbing for automatic washing machine, broom cupboard.

**CONSERVATORY:** 17' (max) x 11'5" (max) 'T' shaped with double glazed patio doors to rear garden, personal door.

**SHOWER ROOM/W.C.:** With tiled and screened double shower cubicle with thermostatic shower overhead, low level w.c., pedestal wash basin, part tiled walls, electric wall heater.

**BEDROOM NO 1:** 14'2" (max) x 11' (max) With bay window.

**BEDROOM NO 2:** 11'5" (max) x 11' (max) With built-in wardrobe/cupboard, range of fitted wardrobe/cupboards with blanket cupboards over.

**BEDROOM NO 3:** 11' (max) x 8' (max)

**OUTSIDE: TIMBER STORE SHED:**

**GARAGE/WORKSHOP:** 23'6" (max) x 10'7" (max) With 'drive-through' feature, electric roller door to front, timber double doors to rear, personal door, power and lighting.

**GARDENS:** To front, down to an extensive paved multi vehicle off road parking space. Concrete driveway/multi vehicle off road space extends along the side of the property. Attractive enclosed gardens to rear, laid to lawn with numerous trees, shrubs and a paved patio.

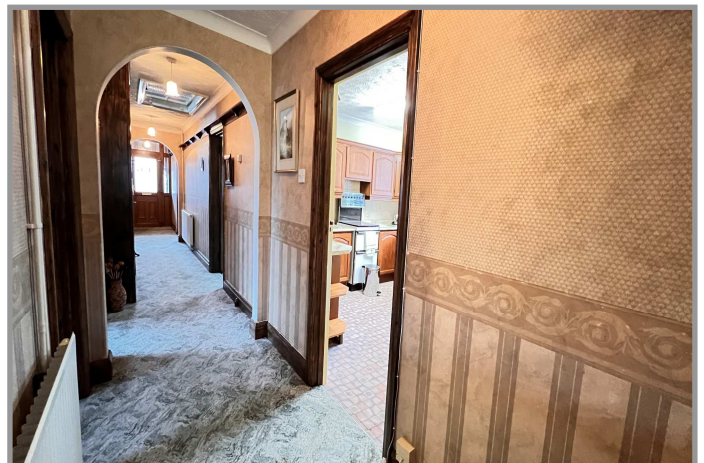


REF: 8914 3 FIRST AVENUE, WISBECH





REF: 8914 3 FIRST AVENUE, WISBECH





**REF: 8914 3 FIRST AVENUE, WISBECH**





