

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**2, KIRKGATE STREET  
WALSOKEN, PE13 3QR**

**THE PROPERTY:** A DECEPTIVELY SPACIOUS AND WELL PRESENTED THREE BEDROOMED DETACHED BUNGALOW SITUATED ON A PROMINENT CORNER PLOT CLOSE TO LOCAL SHOPS \* 25' KITCHEN/DINER \* LOVELY CONSERVATORY \* 17' MASTER BEDROOM \* 2 SHOWER ROOM/WC (1 en suite) \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* 20' DETACHED GARAGE \* LOTS OF PARKING SPACE \* ENCLOSED GARDENS TO SIDE & REAR \* VIEWING ESSENTIAL!

**THE PRICE:** £270,000 FREEHOLD EPC BAND C

**REF. 8917**

**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: 8917 2, KIRKGATE STREET, WALSOKEN**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. At the second set of traffic lights turn left into Norwich Road. Proceed for about 0.9 of a mile then turn right into Chapnall Road and park immediately! The bungalow is on the corner of Kirkgate Street and Chapnall Road.

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

**ENTRANCE HALL:** With access to loft;

**LOUNGE:** 12'7"(max) x 12'6"(max) with bay window;

**FITTED KITCHEN/DINER:** 25'10"(max) x 12'2"(max) 'L' shaped with preparation surfaces with drawers & cupboards under, stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for washing machine, range of wall cupboards, space for fridge/freezer, wall mounted gas fired Baxi combi boiler, space for condenser tumble drier, part tiled walls, French doors to CONSERVATORY;

**UPVC CONSERVATORY:** 10'6"(max) x 8'8"(max) with tiled floor, part tile walls, patio doors to rear garden;

**SHOWER ROOM/W.C.:** With double tiled & screened shower cubicle with twin head thermostatic shower, low level w.c., hand wash basin with cupboard under & mixer tap, extractor fan, part tiled walls;

**BEDROOM NO 1:** 17'10"(max) x 9'1"(max) with built in wardrobe/cupboards, dual aspect windows;

**EN SUITE SHOWER ROOM/W.C.:**  
With tiled & screened double shower cubicle with Triton electric shower, integrated hand wash basin with mixer tap & cupboard under, heated towel rail, low level w.c., extractor fan;

**BEDROOM NO 2:** 12'10"(max) x 12'3"(max) with bay window, fitted store cupboards;

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

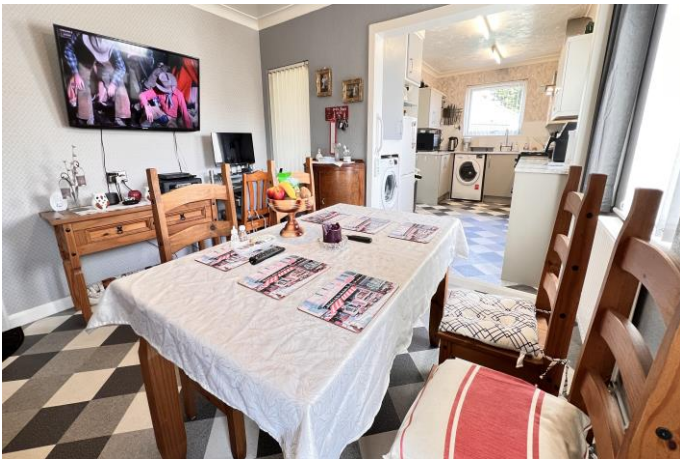
**OUTSIDE:** **OUTSIDE LIGHTS: COLD WATER TAP; GREENHOUSE; TIMBER STORE SHED:**

**GARAGE:** 20'2"(max) x 14'4"(max) with electronically operated roller door, joist storage, power & lighting, personal door;

**GARDENS:** To front down to shingle with paved pathway to the front entrance door. Timber gate opens onto the side & rear garden. Timber five bar gate to side of the property opens onto the multi vehicle off road parking area which is down to shingle, a paved pathway and a seasonal vegetable plot with a shingle border. Enclosed rear garden is part laid to lawn with raised shingle borders, paved pathway, paved patio area and shrubs;



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**Kirkgate St**

