



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**1, FIELD AVENUE  
TYDD ST GILES, PE13 5LJ**

**THE PROPERTY:** EXTENDED FOUR BEDROOMED SEMI DETACHED HOUSE INCLUDING A GROUND 1 BED ANNEXE PLUS ENSUITE! \* 25' LOUNGE \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* 19' UTILITY/OFFICE \* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \* WORKSHOP \* MULTI VEHICLE OFF ROAD PARKING \* LOVELY LOCATION WITH VIEWS OVER OPEN FIELDS IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL, GOLF COURSE & LEISURE CLUB \* VIEW QUICKLY!

**THE PRICE:** oieo £270,000 FREEHOLD EPC BAND D

**REF. 8928**

**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: 8928 1, FIELD AVENUE, TYDD ST GILES**

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

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about 2.7 miles and then turn left signed Newton and Tydd St Giles. Follow the main route for a few miles to the village of Tydd St Giles. After entering the village and passing the school on the right hand side turn first left into Newgate Road. Then turn first right into Field Avenue.

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

**ENTRANCE HALL:** With oak floor, understairs cupboard, stairway off;

**FRONT LOBBY:** With oak floor, Worcester oil fired C./H boiler;

**LOUNGE/DINER:** 25'2"(max) x 10'(max) with oak wood floor, feature fire surround enclosing a multi fuel burner;

**FITED KITCHEN:** 11'8"(max) x 7'8"(max) with built in electric hob, built in electric oven, electric hob hood, tiled floor, part tiled walls, range of wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing or dishwasher, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboard under;

**GROUND FLOOR CLOAKROOM/W.C.:**  
With flush suite

**UTILITY/OFFICE:** 19'(max) x 5'10"(max) with tiled floor;

**REAR LOBBY:** With tiled floor, space/plumbing for automatic washing machine;

**ANNEXE:** 11'3"(max) x 10'9"(max) with oak floor, double glazed french doors to rear garden;

**EN SUITE SHOWER ROOM/W.C.:**  
With tiled shower area with Triton electric shower, pedestal wash basin, low level w.c., heated towel rail;

**FIRST FLOOR:**

**LANDING:** With access to loft;

**BATHROOM/W.C.:** With low level w.c., pedestal wash basin,, panelled bath with mixer tap & shower attachment, heated towel rail, tiled walls,

**BEDROOM NO 1:** 12'(max) x 10'9"(max) with built in hanging space;

**BEDROOM NO 2:** 11'9"(max) x 11'(max);

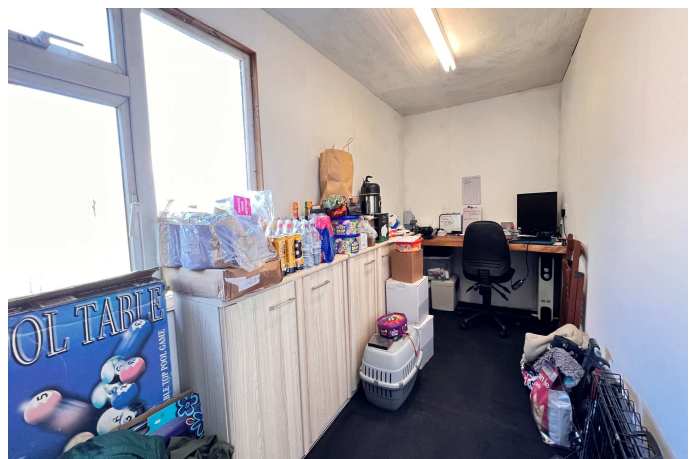
**BEDROOM NO 3:** 9'5"(max) x 7'1"(max);

**OUTSIDE:** **OIL STORAGE TANK; WORKSHOP with power & lighting; STORE SHED: LOG SHED: OUTSIDE LIGHT;**

**GARDENS:** To front down to single with a concrete driveway/off road parking space. Timber gate to side. Generous enclosed gardens to rear laid to lawn with conifer and a concrete patio.



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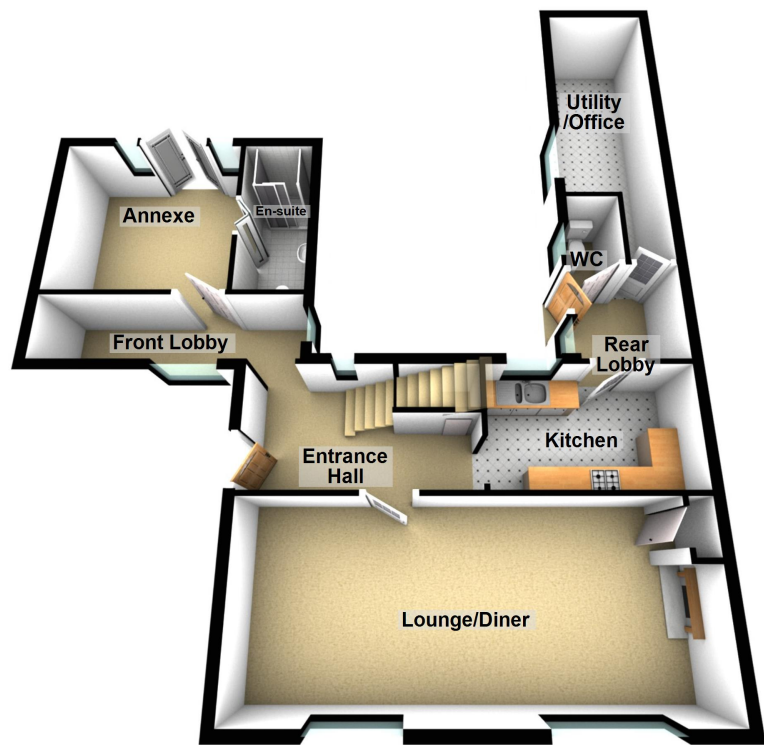


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Ground Floor



First Floor

