



Falcon House, Falcon Road,
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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**64, COLVILE ROAD
WISBECH, PE13 2ET**

THE PROPERTY: AN IMPOSING 2 DOUBLE BEDROOMED VICTORIAN SEMI DETACHED HOUSE IN A SOUGHT AFTER ROAD CLOSE TO SCHOOLS, PARK & TOWN
* 2 RECEPTION ROOMS * 2 BATH/SHOWER ROOMS (1 en suite) * FITTED KITCHEN WITH BUILT IN OVEN & HOB * SEPARATE UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * SOLAR PANELS * E.V CHARGER POINT * MULTI FUEL LOG BURNER * MULTI VEHICLE OFF ROAD PARKING * ENCLOSED GARDENS TO REAR* ELECTRIC REMOTE CONTROLLED GATES TO FRONT & REAR * VIEW QUICKLY!

THE PRICE: £184,995 FREEHOLD EPC BAND B

REF. 8929

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: 8929 64, COLVILE ROAD, WISBECH

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 to the mini roundabout and go straight over. Then turn first left into Colvile Road. The property will be seen on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With part laminate floor, stairway off;

LOUNGE: 12'2"(max) x 11'9"(max) with bay window, laminate floor;

DINING ROOM: 15'(max) x 12'(max) with multi fuel log burner with back boiler, understairs cupboard housing C/H wall mounted boiler, laminate floor;

FITTED KITCHEN: 9'11"(max) x 9'3"(max) with double electric oven, gas ho with hob hood over, tiled floor, stainless steel single drainer sink unit with mixer tap with drawers & cupboards under, preparation surface with cupboards under, wall units, part tiled walls, space for fridge/freezer;

UTILITY: 9'3"(max) x 8'4"(max) with space & plumbing for dishwasher, space/plumbing for tumble drier & washing machine, tiled floor with underfloor heating, rear entrance door to rear garden;

GROUND FLOOR BATHROOM/W.C.

With panelled bath with mixer tap & shower attachment, pedestal wash basin, low level w.c., tiled and panelled walls, tiled floor with underfloor heating, built in cupboard, heated towel rail;

FIRST FLOOR:

SMALL LANDING:

BEDROOM NO 1: 15'(max) x 12'(max) with fan/light:

EN SUITE SHOWER ROOM/W.C.:

9'11"(max) x 9'3"(max) with Chrome shower cubicle, pedestal wash basin, low level w.c., cupboard with immersion heater, hot water cylinder, heated towel rail;

BEDROOM NO 2: 15'(max) x 12'2"(max) with built in cupboard, access to loft:

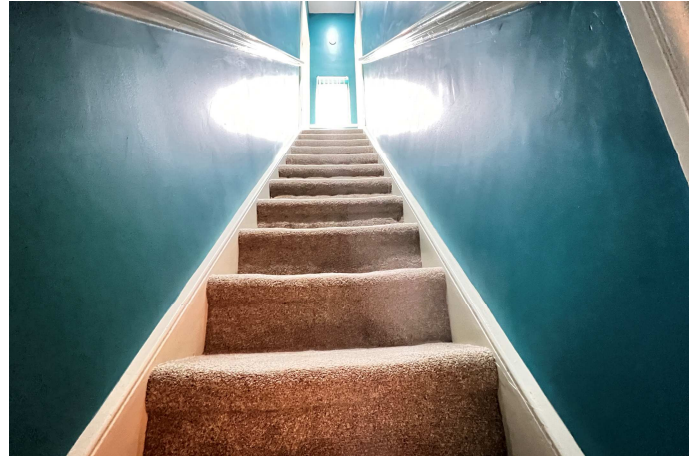
OUTSIDE: **COLD WATER TAP: E.V. CHARGER POINT: 2 STORAGE SHEDS; LOG SHED: GREENHOUSE:**

GARDENS: To front laid to slate chippings. Concrete pathway to front door. Concrete driveway to the side of the house to the enclosed rear garden. Enclosed gardens to rear laid to concrete multi vehicle off road parking, small garden area with plants and a large area for vegetable plot or can be grassed. Electric remote controlled gates to front and rear.

N.B. Solar panels are owned by the vendors.

N.B Declaration of Interest Estate Agents Act 1979. The Vendor of the property is a member of staff at Robert Hale Estates.

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