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7 DAYS

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NAEA NETWORK

OVER 1000 OFFICES



**WHITEHALL
1, SCHOOL ROAD
WALPOLE HIGHWAY, PE14 7QQ**

THE PROPERTY: A GREAT PROJECT! * A TWO DOUBLE BEDROOMED SEMI-DETACHED HOUSE IN THIS HIGHLY POPULAR NORFOLK VILLAGE * IN NEED OF MODERNISATION & REFURBISHMENT * DOUBLE GLAZING * OFF ROAD PARKING * ENCLOSED GARDENS TO REAR OVERLOOKING OPEN FIELDS * LOTS OF POTENTIAL! * NO UPWARD CHAIN! * VIEW QUICKLY! * CASH BUYERS PREFERRED!

THE PRICE:

OIEO £100,000

FREEHOLD EPC BAND

REF. 8931

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: 8931 WHITEHALL, 1, SCHOOL ROAD, WALPOLE HIGHWAY

COUNCIL TAX: BAND A KINGS LYNN & WEST NORFOLK B.C.

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton/Walsoken. Follow the main road for about 2.4 miles and turn left at the roundabout, signed Walton Highway. Follow the main route for several miles into the village of Walpole Highway. At the school, on the right hand side, turn right into School Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off, built in understairs cupboard, C/H programmer, built in cupboard housing hot water cylinder with immersion heater;

LOUNGE: 14'8"(max) x 12'8(max) with bay window, feature brick open fireplace;

KITCHEN: 8'11"(max) x 6'2"(max) with preparation surfaces with cupboards under, wall units, stainless steel single drainer sink unit with mixer tap & cupboards under, tiled walls, space/plumbing for washing machine, electric cooker point;

GROUND FLOOR BATHROOM/W.C.: With panelled bath with Triton electric shower overhead, pedestal wash basin, low level w.c., extractor fan;

FIRST FLOOR:

LANDING:

BEDROOM NO 1: 12'11"(max) x 12'(max) with access to loft;

BEDROOM NO 2: 9'5"(max) x 9'3"(max);

OUTSIDE: **OUTSIDE LIGHTS: COLD WATER TAP;**

GARDENS: To front down to gravel with an off road parking space. Timber gate leads to the enclosed rear garden which is not overlooked and enjoys views over open fields. Laid to lawn with a paved patio area, shrubs and trees.



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