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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**22, BEATRICE ROAD
WISBECH, PE13 3PE**

THE PROPERTY: WELL PRESENTED, DECEPTIVELY SPACIOUS, TWO DOUBLE BEDROOMED DETACHED BUNGALOW * SUPERB DINING ROOM * FITTED KITCHEN WITH BUILT IN OVEN & HOB * CONSERVATORY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GENEROUS ENCLOSED GARDENS TO REAR * IDEAL RETIREMENT, FIRST TIME BUY OR INVESTMENT AS A BUY TO LET * VIEW QUICKLY!

THE PRICE: **£185,000** **FREEHOLD EPC BAND D** **REF. 8933**

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: 8933

COUNCIL TAX:

BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE:

From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road until the roundabout, go straight over then turn first left into Tinkers Drove. Proceed to the 'T' junction and turn left, Then turn first right then second right into Beatrice Road.

THE ACCOMMODATION:

(Dimensions given are approximate only)

LOUNGE:

13'7"(max) x 12'(max) with feature fire surround, bay window;

DINING ROOM:

12'8"(max) x 12'2"(max) with C/H programmer, built in cloaks cupboard;

FITTED KITCHEN:

11'7"(max) x 8'5"(max) with tiled floor, built in electric hob, electric hob hood, built in electric oven, range of wall cupboards, part tiled walls, preparation surfaces with cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under, Worcester gas fired wall mounted combi boiler;

INNER LOBBY:

With tiled floor, walk in store cupboard;

UTILITY:

11'6"(max) x 6'2"(max) with work top with space/plumbing under for automatic washing machine, space/plumbing for dishwasher & space for tumble drier, tile floor;

CONSERVATORY:

BATHROOM/W.C.:

With tiled floor, part tiled walls, low level w.c., panelled bath with mixer tap & shower attachment, pedestal wash basin with mixer tap;

INNER HALL:

BEDROOM NO 1:

11'1"(max) x 10'3"(max);

BEDROOM NO 2:

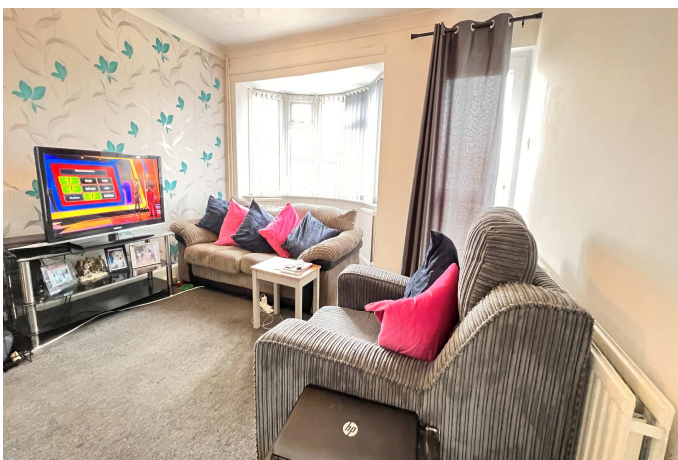
12'(max) x 10'3"(max);

OUTSIDE:

COLD WATER TAP: OUTSIDE LIGHT:

GARDENS:

To front down to shingle with paved pathways and potential off road parking. Timber gate to side opens onto a paved pathway leading to the attractive enclosed rear garden which is part laid to lawn with borders, shrubs, paved patio & shingle pathways;



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Beatrice Road

