

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

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292 ELM LOW ROAD WISBECH PE13 0DF

THE PROPERTY: BEAUTIFULLY PRESENTED VERY DECEPTIVE MODERN THREE BEDROOM

DETACHED BUNGALOW SITUATED IN A RURAL CUL-DE-SAC YET CLOSE TO TOWN RETAIL PARK SCHOOL & COLLEGE *FITTED KITCHEN WITH

BUILT-IN OVEN & HOB *18' LOUNGE *LOVELY CONSERVATORY

*ATTRACTIVE ENCLOSED GARDENS TO REAR *GARAGE PLUS CAR PORT

PLUS MULTI VEHICLE OFF ROAD PARKING *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *MUST BE VIEWED TO BE FULLY

APPRECIATED *VIEW QUICKLY!

THE PRICE: £275,000 FREEHOLD EPC BAND REF. 8937

SELLING? FREE, FREE, VALUATIONS!





COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market

Road. Follow the round to the second set of traffic lights and turn right, in front of the Coop Funeral Centre, into Weasenham Lane. Then turn first left into Elm Low Road.

The property is eventually on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With built-in airing cupboard, access via folding ladder to part boarded loft with light,

central heating programmer.

LOUNGE/DINER: 18'8" (max) x 12' (max) With double glazed patio doors to conservatory.

FITTED KITCHEN: 13' (max) x 9'5" (max) With part tiled walls, breakfast bar, Indesit electric cooker,

electric hob hood, range of wall cupboards, display cupboards with glazed doors, preparation surfaces with drawers and cupboards under, inset single drainer sink unit with mixer tap and cupboards under, pull out "bin store", space/plumbing for automatic washing machine and dishwasher, cupboard housing Viessmann gas fired wall mounted

combi boiler, built-in fridge, built-in freezer.

CONSERVATORY: 10'7" (max) x 10'3" (max) With tiled floor, double glazed french doors to rear garden.

FIRST FLOOR:

LANDING:

BATHROOM/W.C.: With panelled bath with Bristan electric shower overhead, pedestal wash basin with mixer

tap, integrated low level w.c., heated towel rail, tiled walls.

BEDROOM NO 1: 11'10" (max) x 10'8" (max)

BEDROOM NO 2: 12'1" (max) x 9' (max)

BEDROOM NO 3: 8'8" (max) x 7'6" (max)

OUTSIDE: GREENHOUSE: TIMBER STORE SHED: SECURITY LIGHTS:

COLD WATER TAP: OUTSIDE LIGHTS:

GARAGE: 15'3" (max) x 8'9" (max) With up and over door, power and lighting.

CAR PORT: 16'2" (max) x 10'4" (max)

GARDENS: To front, down to a shingle multi vehicle off road parking space, with shrubs, beds,

conifers and heathers, which extends along the side of the property. Attractive enclosed

gardens to rear laid to lawn with beds, shrubs, trees, palm tree and paved patio.

















































REF: 8937 292 ELM LOW ROAD, WISBECH





