



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

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

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**12, HOLLYCROFT ROAD
EMNETH
PE14 8AY**

THE PROPERTY: DECEPTIVELY SPACIOUS, EDWARDIAN THREE BEDROOMED SEMI DETACHED HOUSE OF GREAT CHARACTER & SITUATED CLOSE TO THE CENTRE OF THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOLS, SHOPS & PUB * 23' LOUNGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * OFF ROAD PARKING * IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET * VIEW QUICKLY!

THE PRICE: oieo £150,000 FREEHOLD EPC BAND D

REF. 8949

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.



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

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the main road for about 1.8 miles then fork left signposted Emneth into Church Road. Follow the road into the village centre and bear right into Gaultree Square. Continue to follow the road through the village and the property will be seen on the right hand side, shortly after the school.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

ENTRANCE HALL: With stairway off, understairs cupboard;

LOUNGE/DINER: 23'7"(max) x 13'(max) with feature fire surround;

KITCHEN: 13'(max) x 8'1"(max) with LEISURE electric range, part tiled walls, preparation surfaces with drawers & cupboards under, 2 wine rack, range of wall cupboards, inset single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine.

UTILITY/STUDY: With VIESSMANN gas fired wall mounted combi boiler, worktop;

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, part tiled walls;

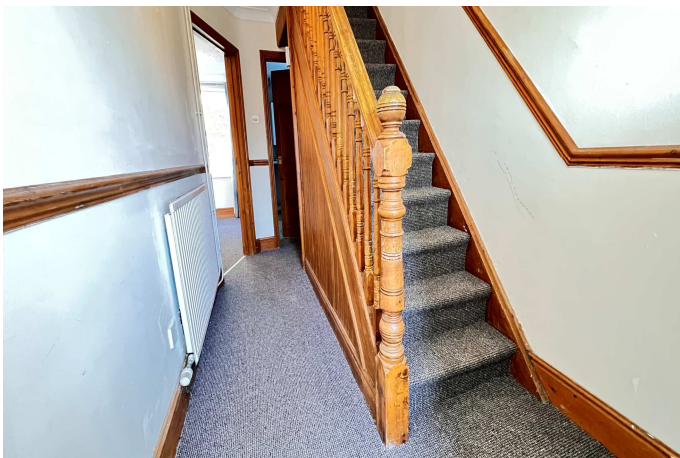
BEDROOM NO 1: 11'4"(max) x 11'3"(max) with feature original fireplace;

BEDROOM NO 2: 11'10"(max) x 8'8"(max);

BEDROOM NO 3: 8'8"(max) x 8'4"(max) 'L' shaped with fitted linen cupboard;

OUTSIDE: **OUTSIDE LIGHT:**

GARDENS: Small garden to front, off road parking space to side. Small enclosed garden to rear, part laid to lawn with a paved patio.



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