



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

**WISBECH**

**01945 465222**

E-mail:

[wisbech@robert-hale-homes.co.uk](mailto:wisbech@robert-hale-homes.co.uk)

Website:

[www.robert-hale-homes.co.uk](http://www.robert-hale-homes.co.uk)

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**24, ABINGTON GROVE  
ELM, PE14 0BL**

**THE PROPERTY:** MODERN, SPACIOUS FOUR DOUBLE BEDROOMED DETACHED HOUSE SITUATED ON A POPULAR RESIDENTIAL DEVELOPMENT IN THIS HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN PUB, SHOP, POST OFFICE \* 22' LOUNGE \* 15' FITTED KITCHEN WITH RANGE! \* MASTER BEDROOM WITH EN SUITE SHOWER ROOM/W.C \* USEFUL UTILITY \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* GARAGE \* ENCLOSED LOW MAINTENANCE GARDENS TO REAR \* VIEW QUICKLY!

**THE PRICE:** £279,995 FREEHOLD EPC BAND C

**REF. 8950**

**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: 8950 24, ABINGTON GROV, ELM**

**COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Follow the main road for about 1.4 miles then turn right at the China Rose Takeaway signed Elm & Friday Bridge. Follow the road into the village and after passing the Sportsman Pub on the right hand side turn first right into Abington Grove. The property is shortly on the right hand side.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With tiled floor;

**LOUNGE/DINER:** 22'10"(max) x 10'9"(max) 'L' shaped with laminate floor, double glazed patio doors to rear garden, stairway off;

**GROUND FLOOR BEDROOM NO 5:**  
13'9"(max) x 8'1"(max) with laminate floor, built in store cupboard;

**FITTED KITCHEN:** 15'2"(max) x 8'3"(max) with tiled floor, preparation surfaces with drawers & cupboards under, 1 ½ bowl stainless steel single drainer sink unit with mixer tap & cupboards under, FLAVEL DUEL FUEL COOKER, electric hob hood, tiled splash back, space/plumbing for dishwasher, range of wall cupboards, space for fridge freezer;

**DINING ROOM:** 9'2"(max) x 9'7"(max) with tiled floor;

**INNER LOBBY/UTILITY:** 9'9"(max) x 5'10"(max) with laminate floor;

**FIRST FLOOR:**

**LANDING:** With access to loft housing gas fired combi boiler;

**BATHROOM/W.C.:** With panelled bath with mixer tap & shower attachment, pedestal wash basin, low level w.c., built in airing cupboard with plumbing for washing machine;

**BEDROOM NO 1:** 17'4"(max) x 9'7"(max) with range of built in wardrobe/cupboards, bedside tables & a blanket cupboard;

**EN SUITE SHOWER ROOM/W.C.:**  
With pedestal wash basin, low level w.c., Quadrant shower cubicle with Triton electric shower, part tiled walls, extractor fan;

**BEDROOM NO 2:** 14'1"(max) x 10'11"(max) 'L' shaped;

**BEDROOM NO 3:** 10'11"(max) x 10'5"(max) 'L' shaped;

**BEDROOM NO 4:** 8'2"(max) x 8'5"(max);

**OUTSIDE:** **COLD WATER TAP: OUTSIDE LIGHTS: STORE SHED: EXTERNAL POWER POINTS:**

**GARAGE:** 14'3"(max) x 9'9"(max) with up & over door, power & lighting, wall cupboards;

**GARDENS:** To front down to a shingle multi vehicle off road parking area and a paved pathway to the front entrance door. Timber gate to side leads to the enclosed rear garden which is part laid to lawn with wood chippings, raised bed, decking and paved pathways;



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