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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**45, WISTARIA ROAD,
WALSOKEN, PE13 3RH**

THE PROPERTY: WELL PRESENTED, DECEPTIVELY SPACIOUS, THREE BEDROOMED MODERN MID TERRACED HOUSE SITUATED IN A POPULAR RESIDENTIAL AREA CLOSE TO SHOPS * 15' KITCHEN/DINER * 15' MASTER BEDROOM * GAS FIRED CENTRAL HEATING 8 DOUBLE GLAZING * GENEROUS ATTRACTIVE ENCLOSED GARDENS TO REAR * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET * VIEW QUICKLY! NO UPWARD CHAIN!

THE PRICE: **£227,500 FREEHOLD EPC BAND C**

REF. 8951

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: 8951 45, WISTARIA ROAD, WALSOKEN

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

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. At the second set of traffic lights turn left into Norwich Road. Follow the road for about 1.1 miles then turn right into Wistaria Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY: With light:

ENTRANCE HALL: With stairway off;

LOUNGE: 12'1"(max) x 13'10"(max) with laminate floor, walk in understairs cupboard;

KITCHEN/DINER: 15'3"(max) x 10'2"(max) with breakfast bar, range of wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing for automatic washing machine, inset single drainer 1 ½ bowl sink unit with mixer tap & cupboard under, ELECTRA electric cooker, electric hob hood, wine rack;

FIRST FLOOR:

LANDING:

BATHROOM/W.C.: With pedestal wash basin, low level w.c., panelled bath with Mira electric shower, tiled walls.

BEDROOM NO 1: 15'4"(max) x 14'(max) 'L' shaped with walk in wardrobe/cupboard;

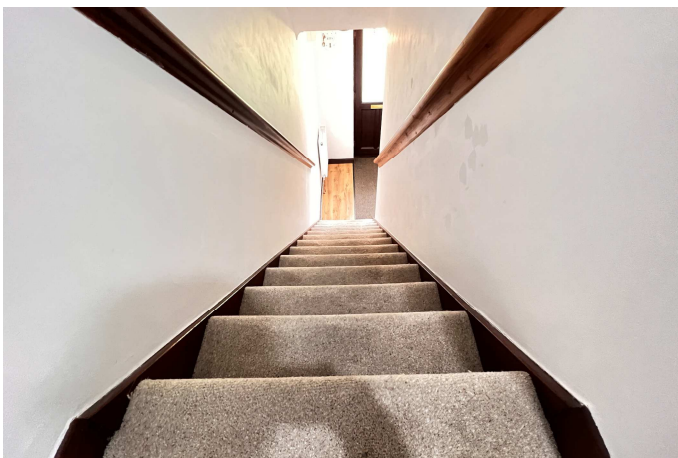
BEDROOM NO 2: 13'(max) x 7'8"(max) with access to loft;

BEDROOM NO 3: 9'8"(max) x 9'(max) with laminate floor, built in linen cupboard;

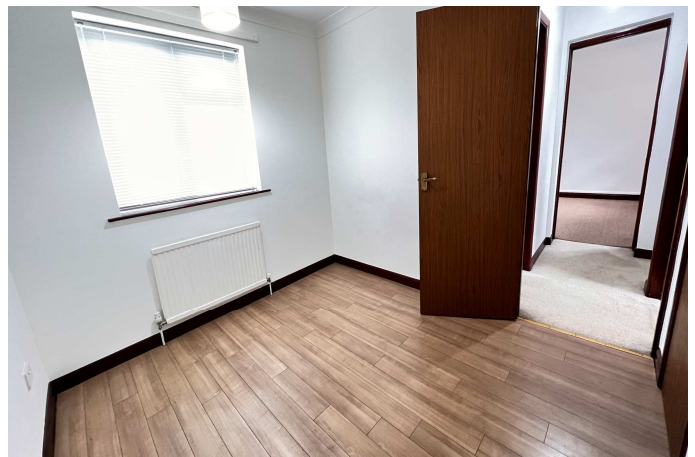
OUTSIDE: **SECURITY LIGHT: COLD WTER TAP:**

GARAGE: 16'1"(max) x 9'110"(max) with up & over door, personal door, Glow Worm gas fired wall mounted combi boiler, power & lighting;

GARDENS: To front laid to lawn with an extensive driveway/multi vehicle off road parking area. Attractive enclosed gardens to rear, laid to lawn with borders and 2 extensive paved patios.



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