

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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**63 HERON ROAD  
WISBECH  
PE13 2TR**

**THE PROPERTY:** MODERN TWO BEDROOMED END TERRACED HOUSE TUCKED AWAY AT THE END OF A SMALL CUL-DE-SAC IN THIS POPULAR RESIDENTIAL DEVELOPMENT, CLOSE TO SCHOOLS, COLLEGE, RETAIL PARK & MAIN ROAD NETWORK \* 24FT LOUNGE \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* CONSERVATORY \* GARAGE \* ENCLOSED GARDENS TO REAR \* GAS FIRED CENTRAL HEATING & DOUBLE GLAZING \* IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET! \* VIEW QUICKLY!!

**THE PRICE:**

**£170,000**

**FREEHOLD**

**EPC BAND**

**REF.8955**

**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:8955 63 HERON ROAD WISBECH**

**COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road to the second set of traffic lights and turn right by the Coop Funeral Services into Weasenham Lane. Then turn second left into Heron Road. Proceed to the 'T' junction and turn left.

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

**ENTRANCE CANOPY:**

**ENTRANCE HALL:** With tiled floor, stairway off.

**LOUNGE/DINER:** 24' 10" (max) x 10' 1" (max) 'L' Shaped, understairs cupboard.

**FITTED KITCHEN:** 9' 10" (max) x 6' (max) With tiled floor, part tiled walls, range of wall cupboards, built in gas hob, built in electric oven, electric hob hood, preparation surfaces with drawers & cupboards, space plumbing for washing machine, inset stainless steel single drainer sink unit with mixer tap & cupboard under.

**UPVC CONSERVATORY:** 10' 6" (max) x 8' 1" (max) With tiled floor, double glazed French doors to rear garden.

**FIRST FLOOR:**

**LANDING:** With built in cupboard housing Viessmann gas fired wall mounted combi-boiler, built in linen cupboard, access to loft.

**BATHROOM/W.C.:** With pedestal wash basin with cupboard under

**BEDROOM NO 1:** 13' 2" (max) x 10' 8" (max) With full width range of fitted wardrobes including blanket cupboards and dressing unit.

**BEDROOM NO 2:** 9' 9" (max) x 6' 7" (max).

**OUTSIDE:**

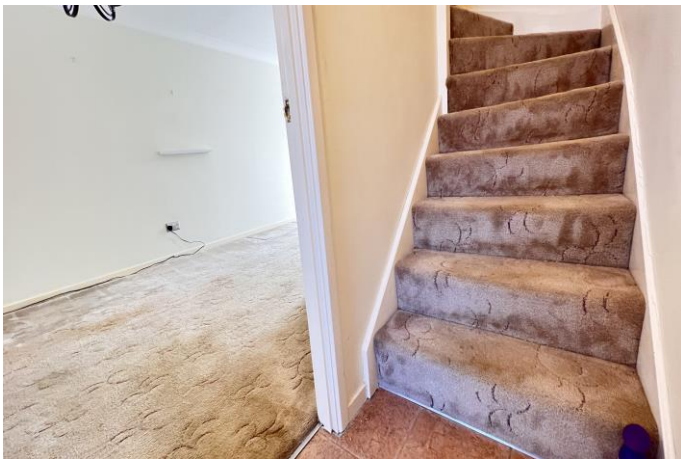
**BRICK GARAGE:** 17' 1" (max) x 7' 9" (max) With power & lighting, up & over door.

**LOW MAINTENANCE GARDENS:**

To front & side down to stone chippings, shrubs etc and a concrete pathway to the front entrance door. Enclosed low maintenance gardens to rear down to block paving with shrubs and shingle.



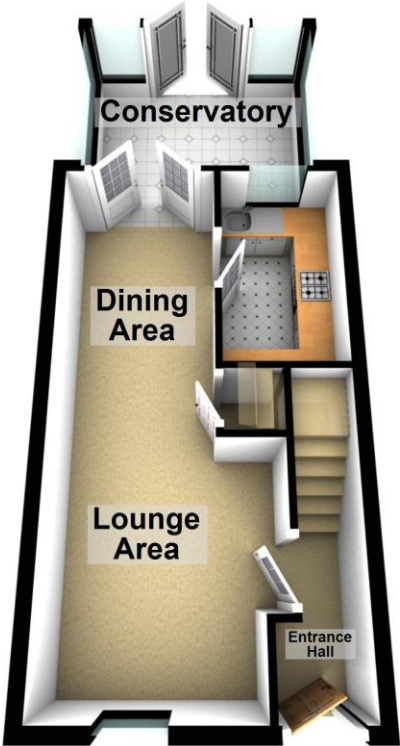
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Ground Floor



First Floor

