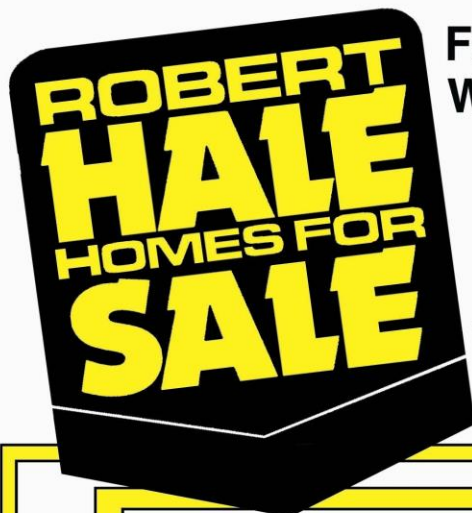




Falcon House, Falcon Road,
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WISBECH

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**1 ROSCOE TERRACE
WISBECH
PE13 2QE**

THE PROPERTY: A COSY TWO DOUBLE BEDROOMED SEMI-DETACHED HOUSE TUCKED AWAY IN A SMALL QUIET CUL-DE-SAC CLOSE TO TOWN AND SCHOOLS
* SEPARATE DINING ROOM * PARKING CLOSE BY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET * VIEW NOW! NO UPWARD CHAIN!!

THE PRICE:

£139,995

FREEHOLD

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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 A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre car park take the Church Terrace exit turning right into West Street. Then turn third right into Victoria Road, then second left into Milner Road, then first right into Goldings Place. Park and take the 'walk thru' into Roscoe Terrace.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 11' 1" (max) x 9' 10" (max) With feature fire surround.

DINING ROOM: 12' 7" (max) x 11' (max) With feature exposed brick fire surround, stairway off.

KITCHEN: 10' 1" (max) x 7' 2" (max) With wall cupboards, display shelving, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with cupboard under, utility recess.

FIRST FLOOR:

LANDING:

BATHROOM/W.C.: With low level W.C., pedestal wash basin with mixer tap & tiled splash back, panelled bath with mixer tap & shower attachment, built in airing cupboard housing Biasi gas fired wall mounted combi-boiler.

BEDROOM NO 1: 11' (max) x 9' 9" (max)

BEDROOM NO 2: 11' (max) x 10' (max) Leads to bathroom.

OUTSIDE:

GARDENS: Shingle parking area to front. Timber gate to side opens onto a paved pathway leading to the enclosed low maintenance rear garden which is down to shingle with a paved patio area and a concrete courtyard.



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