

**ROBERT  
HALE  
HOMES FOR  
SALE**

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**



**36 YORK ROAD  
WISBECH, PE13 2EB**

**THE PROPERTY:** WELL PRESENTED DECEPTIVELY SPACIOUS RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED HOUSE OF GREAT CHARACTER & SITUATED WITH EASY ACCESS TO TOWN & SCHOOLS! \*19' FITTED KITCHEN WITH BUILT IN OVEN HOB & WASHING MACHINE \*OUTHOUSES \*GENEROUS ATTRACTIVE ENCLOSED GARDEN TO REAR \*DOUBLE GLAZING \*ELECTRIC HEATING SYSTEM \*IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY-TO-LET \*MUST BE VIEWED TO BE APPRECIATED! DON'T DELAY!

**THE PRICE:**      **£185,000**      **FREEHOLD EPC BAND E**      **REF. 8960**

**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: 8960 36 YORK ROAD, WISBECH**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed West Walton and Walsoken. Then turn 4th right into Clarkson Avenue, then 1<sup>st</sup> left into York Road. The property is shortly on the right hand side.

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

**ENTRANCE HALL:** With under stairs cupboard, stairway off, electric wall heater.

**LOUNGE:** 14'2" (max) x 12'9" (max) With electric "flame effect" fire, bay window.

**FITTED KITCHEN/DINER:** 19'8" (max) x 10'6" (max) With electric wall heater, built in electric oven, built in electric hob, electric hob hood, built in washing machine, part tiled walls, preparation surfaces with drawers and cupboards under, inset stainless steel single drainer sink unit with mixer tap and cupboard under.

**FIRST FLOOR:**

**LANDING:** With electric wall heater, access to loft.

**BATHROOM/W.C.:** With heated towel rail, pedestal wash basin with tiled splash back, low level w.c., panelled bath with mixer tap and tiled splash back.

**BEDROOM NO 1:** 13' (max) x 12' (max) With electric wall heater.

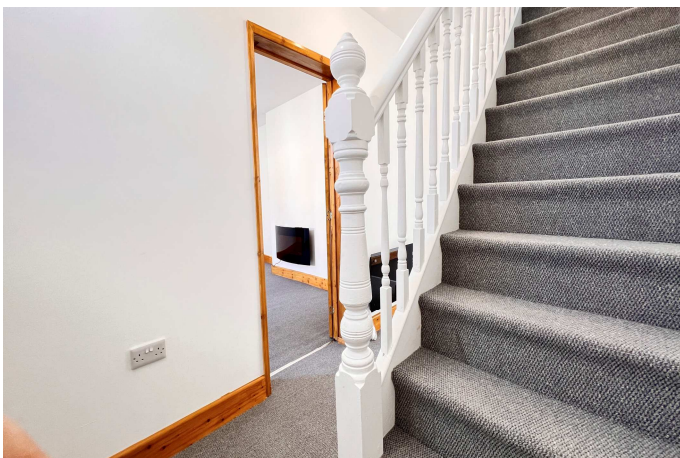
**BEDROOM NO 2:** 11'10" (max) x 11'9" (max) With electric wall heater,

**BEDROOM NO 3:** 8'8" (max) x 7'9" (max) With electric heater.

**OUTSIDE: SECURITY LIGHT:**

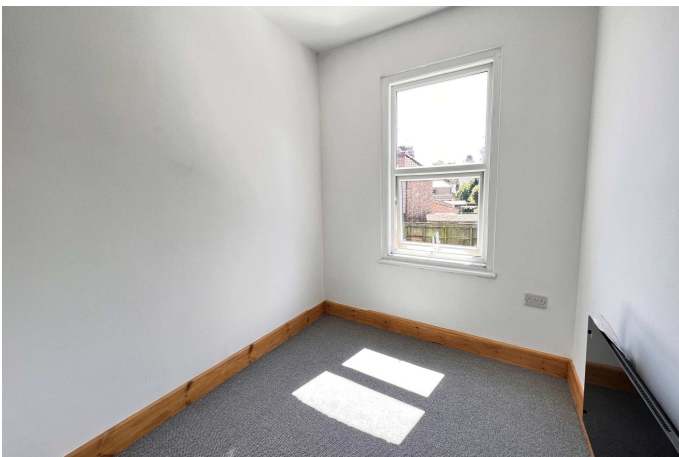
**OUT HOUSE/OUTSIDE W.C.:** 10'4" (max) x 6'3" (max) With flush suite, deep sink. Two "walk-in" stores

**GARDENS:** To front enclosed with a wrought iron fence and down to stone chippings, with paved pathway to the front entrance door. Pathway to side leads to a gate opening onto the generous enclosed garden to rear which is laid to lawn with rockery and a concrete patio/courtyard.





REF: 8960 36 YORK ROAD, WISBECH





REF: 8960 36 YORK ROAD, WISBECH

