



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**208, LYNN ROAD,  
WISBECH, PE13 3EB**

**THE PROPERTY:** AN IMPRESSIVE THREE BEDROOMED 1930's SEMI DETACHED HOUSE OF GREAT CHARACTER & SITUATED ON A GOOD PLOT WITH EASY ACCESS TO TOWN, SCHOOLS & MAIN ROAD NETWORK \* 15' FITTED KITCHEN \* USEFUL UTILITY \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* 18' DETACHED GARAGE/WORKSHOP PLUS MULTI VEHICLE OFF ROAD PARKING \* GENEROUS ENCLOSED GARDENS TO REAR \* VIEW QUICKLY! \* NO UPWARD CHAIN!

**THE PRICE:**

**£265,000**

**FREEHOLD EPC BAND C**

**REF. 8965**

**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: 8965 208, LYNN ROD, WISBECH**

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

**HOW TO GET THERE:** From the town centre roundabout take the exit signed West Walton & Walsoken (Lynn Road). Follow the main road and the property will be seen on the right hand in due course

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

**ENTRANCE LOBBY:** With tiled floor;

**ENTRANCE HALL:** With stairway off;

**LOUNGE:** 15'1"(max) x 12'(max with bay window, feature fireplace, feature square arch to:-

**KITCHEN/DINER:** 15'5"(max) x 13'(max) with double glazed french door to rear garden, exposed brick ceiling height fireplace, fitted double larder cupboard, preparation surfaces with drawers & cupboards under, built in electric hob, built in electric oven, electric hob hood;

**GROUND FLOOR CLOAKROOM/WC:**  
With low level w.c., deep sink with mixer tap and mirror over;

**REAR LOBBY:**

**UTILITY:** 8'(max) x 6'2"(max) with wall cupboard, Worcester gas fired wall mounted combi boiler, space/plumbing for automatic washing machine, space/plumbing for dishwasher, space for condensing tumble drier, inset ceramic sink unit with cupboard under, work top, part tiled walls;

**FIRST FLOOR:**

**LANDING:** With access via foldaway ladder to loft;

**BATHROOM/W.C./SHOWER ROOM:**  
With tiled & screened double shower cubicle, freestanding bath with Tower spray & mixer tap overhead, inset hand wash basin with mixer tap & drawers under, extractor fan;

**BEDROOM NO 1:** 14'8"(max) x 12'(max) with bay window;

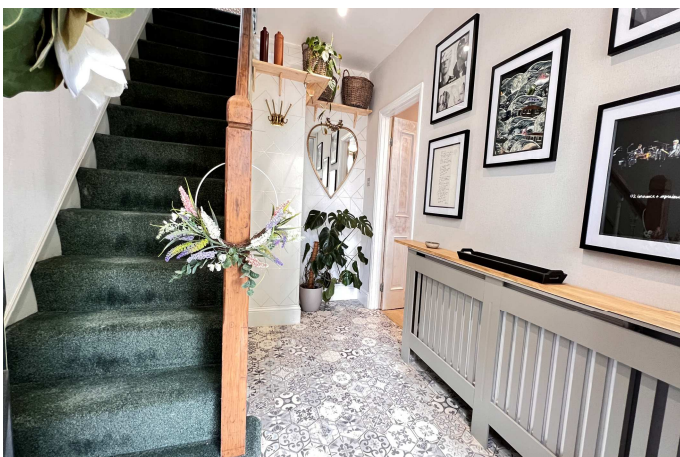
**BEDROOM NO 2:** 12'10"(max) x 11'6"(max) with feature original fireplace;

**BEDROOM NO 3:** 7'9"(max) x 7'7"(max);

**OUTSIDE: EXTERNAL POWER POINT:**

**DETACHED BRICK GARAGE/WORKSHOP:**  
18'(max) x 8'7"(max) with up & over door, power & lighting;

**GARDENS:** To front, down to a shingle multi vehicle off road parking area. Timber gate to side opens onto additional multi vehicle off road parking. Generous enclosed gardens to rear laid to lawn with borders and a shingle patio area with PERGOLA OVER.





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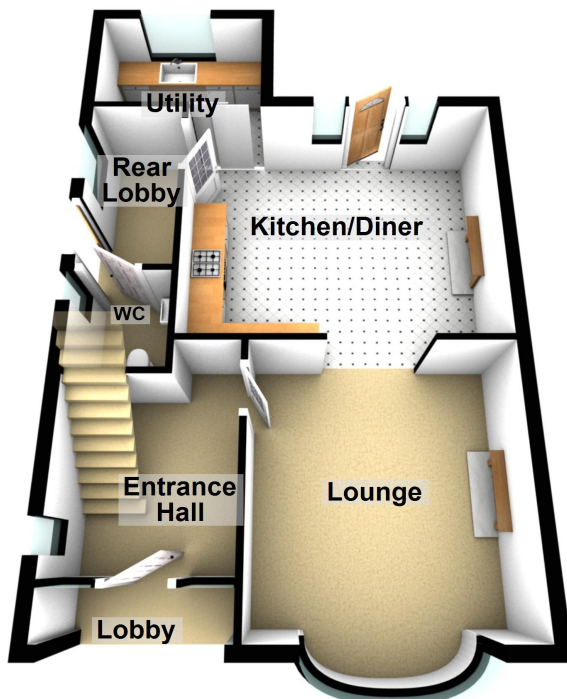




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Ground Floor



First Floor

