



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**2, HOLMES DRIVE  
WISBECH  
PE13 3TJ**

**THE PROPERTY:** TWO DOUBLE BEDROOMED GROUND FLOOR FLAT \* 17FT KITCHEN  
\* USEFUL UTILITY \* SPACIOUS COMMUNAL GARDEN TO REAR \*  
DETACHED GARAGE! \* GAS FIRED CENTRAL HEATING (TEST ADVISED)  
\* DOUBLE GLAZING \* IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY  
TO LET!

**THE PRICE:            £95,000            LEASEHOLD            EPC BAND   C            REF.8973**

**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:8973 2 HOLMES DRIVE WISBECH**

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

**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 0.5 of a mile and turn right into Staithe Road, then first right into Holmes Drive.

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

**SHARED SECURED ENTRANCE LOBBY:**

**ENTRANCE HALL:** With built in cloaks cupboard.

**LOUNGE/DINER:** 15' 8" (max) x 13' 8" 'L' shaped with built in linen cupboard, bay window, feature fire surround, gas fired wall mounted combi boiler (test advised) stainless steel single drainer sink unit with cupboards under, central heating programmer.

**KITCHEN/DINER:** 15' 1" (max) x 9' 5" (max) With a range of wall cupboards, part tiled walls, preparation surfaces with drawers & cupboards under, extractor fan.

**UTILITY:** 7' 3" (max) x 6' 5" (max).

**BATHROOM/W.C.:** With pedestal wash basin, panelled bath with mixer tap & shower attachment plus shower overhead.

**SEPARATE W.C.:** With low level w.c.

**BEDROOM NO 1:** 12' 6" (max) x 10' (max).

**BEDROOM NO 2:** 12' 6" (max) x 9' 8" (max).

**OUTSIDE:**

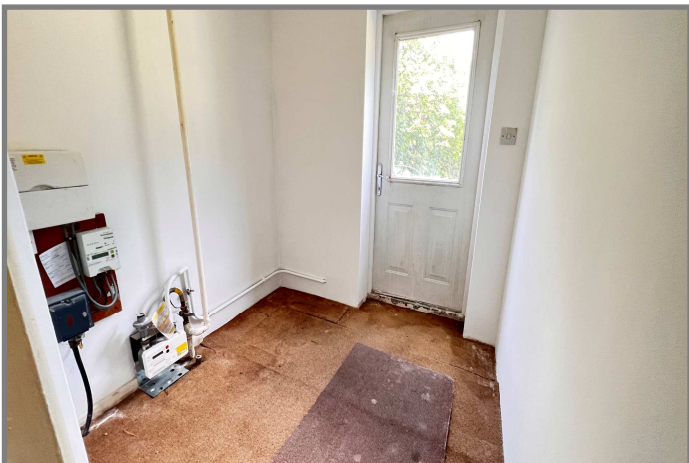
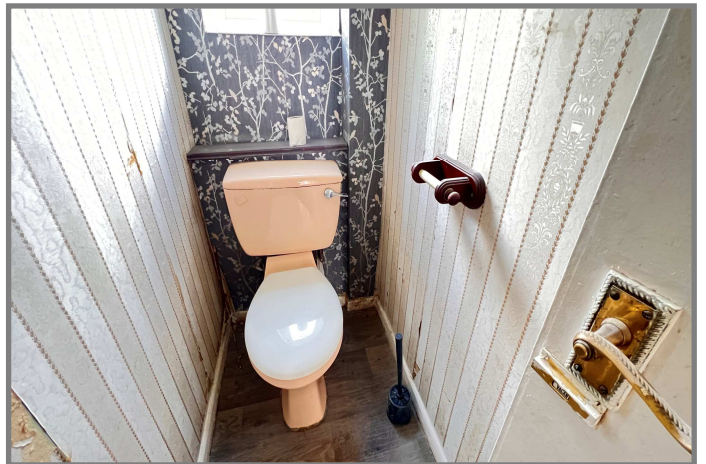
**DETACHED GARAGE:**

**GENEROUS ENCLOSED COMMUNAL GARDENS:**





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