



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

WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**18 PARK ROAD
WISBECH
PE13 2DT**

THE PROPERTY: THREE BEDROOM END TERRACED HOUSE FOR REFURBISHMENT
*20' LOUNGE *ENCLOSED GARDENS TO REAR *PART DOUBLE
GLAZED *GAS FIRED CENTRAL HEATING(test advised) *SITUATED
CLOSE TO PARK AND THE TOWN *GREAT POTENTIAL *CASH BUYERS
PREFERRED *NO UPWARD CHAIN!

THE PRICE:

£100,000

FREEHOLD EPC BAND E

REF. 8974

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 office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Then turn second left into Park Street. Proceed to the 'T' junction with Park Road and turn left.

THE ACCOMMODATION: (Dimensions given are approximate only)

SIDE ENTRANCE HALL: With stairway off.

LOUNGE/DINER: 20'1" (max) x 12'1" (max) With bay window, fire surround.

KITCHEN: 13'2" (max) x 7'8" (max) 'L' shaped, With range of wall cupboards, work tops, stainless steel single drainer sink unit with mixer tap and cupboards under, under stairs storage cupboard.

GROUND FLOOR BATHROOM/W.C.:

With panelled bath, pedestal wash basin, low level w.c., cupboard housing Glow Worm gas fired wall mounted combi boiler, C/H programmer.

REAR LOBBY:

FIRST FLOOR:

LANDING:

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

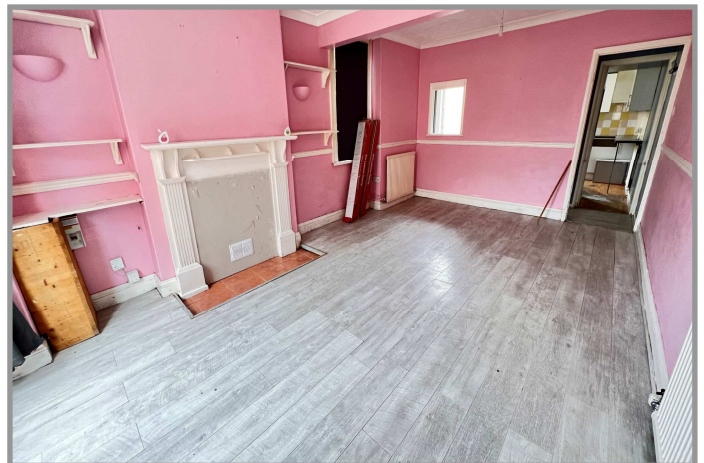
BEDROOM NO 2: 10'6" (max) x 9'1" (max)

BEDROOM NO 3: 9'3" (max) x 8' (max) 'L' shaped With built-in cupboard.

OUTSIDE: CORRUGATED outhouse:

COURTYARD GARDENS: To front, down to shingle and concrete, with shrubs, roses and a paved pathway which leads along the side of the house. Timber gate to side opens on to the paved courtyard garden at the side of the house. Enclosed gardens to rear.

N.B. Please take care on the narrow stairs!



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