



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**



**19c. CLARKSON AVENUE  
WEISBECH, PE13 2EG**

**THE PROPERTY:** BEAUTIFULLY PRESENTED, VERY IMPOSING, FOUR BEDROOMED DETACHED HOUSE SITUATED ON A CORNER PLOT IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AREAS OF TOWN \* FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES \* 21' LOUNGE \* USEFUL UTILITY \* 17' MAIN BEDROOM WITH EN SUITE SHOWER/W.C. \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* LOW MAINTENANCE GARDENS ALL ROUND \* DOUBLE GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

**THE PRICE:**

**oico £400,000**

**FREEHOLD EPC BAND C**

**REF. 8977**

**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: 8977 19c, CLARKSON AVENUE, WISBECH**

**COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken onto Lynn Road. Follow the road then turn fourth right into Clarkson Avenue. The property is on the left hand side due course.

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

**ENTRANCE PORCH:** With lighting;

**ENTRANCE HALL:** With tiled floor, stairway off, 'walk in' understairs cupboard;

**LOUNGE:** 21'3"(max) x 13'4"(max) with bay window, laminate floor, double glazed patio doors to rear garden, A/C unit, feature ceiling height fire surround enclosing a WOOD BURNING STOVE

**DINING ROOM:** 15'3"(max) x 11'2"(max) with laminate floor, bay window;

**FITTED KITCHEN:** 14'7"(max) x 11'2"(max) 'L' shaped with tiled floor, preparation surfaces with drawers & cupboards under, built in dishwasher, built in fridge, built in freezer, built in electric hob, built in electric oven, electric hob hood, range of wall cupboards, C/H programmer, built in 1 ½ bowl sink unit with mixer tap and cupboards under;

**GROUND FLOOR CLOAKROOM/W.C.:**

With tiled floor, low level w.c., pedestal wash basin with mixer tap & tiled splash back;

**UTILITY:** 7'5"(max) x 5'3"(max) with tiled floor, work top with space/plumbing under for automatic washing machine & space for tumble drier, inset sink unit with mixer tap & cupboard under, range of wall cupboards, cupboard housing Worcester gas fired wall mounted C/H boiler;

**FIRST FLOOR:**

**LANDING:** With built in airing cupboard housing pressurised water cylinder;

**BATHROOM/W.C.:** With tiled floor, part tiled walls, low level w.c., inset hand wash basin with mixer tap & storage under, heated towel rail, shower/bath with mixer tap & thermostatic shower overhead with folding screen, extractor fan;

**BEDROOM NO 1:** 17'7"(max) x 11'9"(max) 'L' shaped with A/C unit, built in double wardrobe/cupboard;

**SPACIOUS EN SUITE SHOWER ROOM/W.C.:**

With low level w.c., tiled & screened double shower cubicle with thermostatic shower, pedestal wash basin with mixer tap & cupboards under, tiled floor, part tiled walls, extractor fan;

**BEDROOM NO 2:** 12'(max) x 9'3"(max) with built in double wardrobe/cupboard;

**BEDROOM NO 3:** 13'4"(max) x 9'6"(max) with sloping ceiling, A/C unit;

**BEDROOM NO 4:** 13'6"(max) x 9'6"(max) 'L' shaped;

**OUTSIDE:**

**DOUBLE GARAGE:** 16'9"(max) x 16'8"(max) with up & over door, joist storage, personal door, power & lighting, cold water tap and external power sockets on the side of the garage.



**REF. 8977 19c CLARKSON AVENUE. WISBECH**

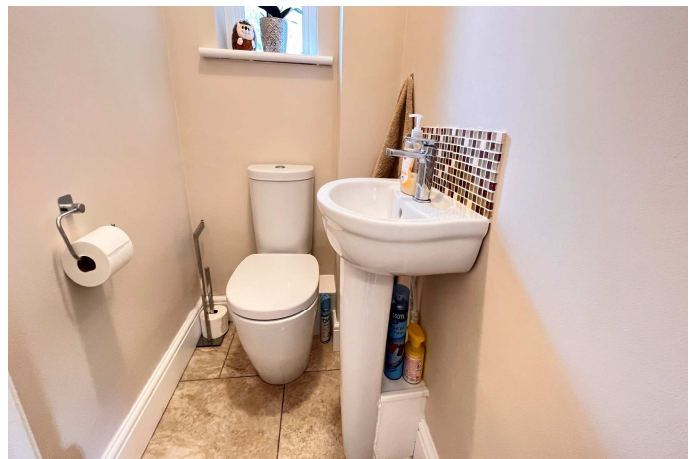
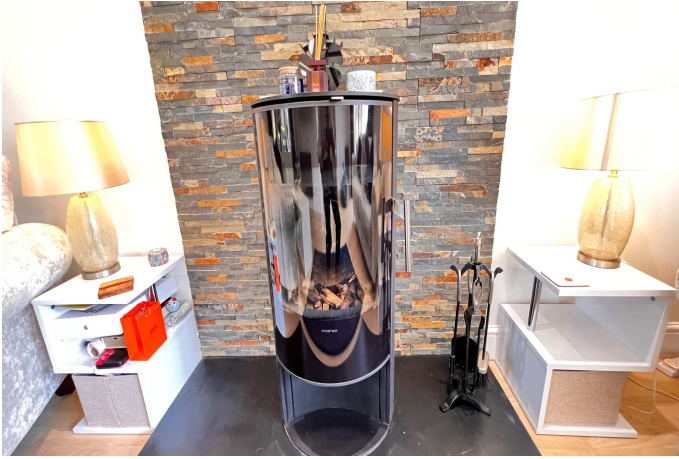
**GARDENS:**

To front, down to shingle with a mature tree and a concrete pathway to the front entrance door. Timber gate to the side of the property leads to the enclosed low maintenance side & rear gardens which area down to shingle and trees and a paved patio. Timber gate in the rear fence opens onto the shingle multi vehicle off road parking space.





REF. 8977 19c, CLARKSON AVENUE, WISBECH





REF. 8977 19c, CLARKSON AVENUE, WISBECH





REF. 8977 19c, CLARKSON AVEUE, WISBECH





**REF. 8977 19c, CLARKSON AVENUE, WISBECH**





