



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

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**CHELSTAN, 1, SALTS ROAD
WEST WALTON, PE14 7EJ**

THE PROPERTY: A THREE DOUBLE BEDROOMED DETACHED BUNGALOW, IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOLS & PUB * FITTED KITCHEN WITH BUILT IN OVEN & HOB * 24' CONSERVATORY * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * ENCLOSED GARDENS TO REAR * GARAGE PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * VIEW QUICKLY!

THE PRICE: £292,995

FREEHOLD EPC BAND D

REF. 8979

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: 8979 CHELSTAN, 1, SLTS ROAD, WEST WALTON, PE14 7EJ

COUNCIL TAX: BAND B KINGS LYNN & WEST NORFOLK B.C.

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road for about 0.8 of a mile to the third set of traffic lights and turn left into Walton Road. Follow the road for 1.6 miles to West Walton and turn right in front of the Church into School Road. Then turn first left into Salts Road. The property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With C/H thermostat, access to loft;

LOUNGE/DINER: 15'5"(max) x 12'(max) with double glazed patio doors to CONSERVATORY;

FITTED KITCHEN: 11'10"(max) x 11'4"(max) 'L' shaped with built in larder, built in airing cupboard housing hot water cylinder with immersion heater & C/H programmer, tiled floor, built in broom cupboard, range of wall cupboards, part tiled walls, built in electric hob, built in electric oven, electric hob hood, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with drawers & cupboards under, space/plumbing for automatic washing machine;

BRICK & UPVC CONSERVATORY:
24'(max) x 9'(max);

SHOWER ROOM/W.C.: With integrated low level w.c., integrated hand wash basin with mixer tap & cupboards under, shower/bath with electric shower overhead, tile walls;

BEDROOM NO 1: 12'1"(max) x 10'7"(max)

BEDROOM NO 2: 12'(max) x 8'3"(max);

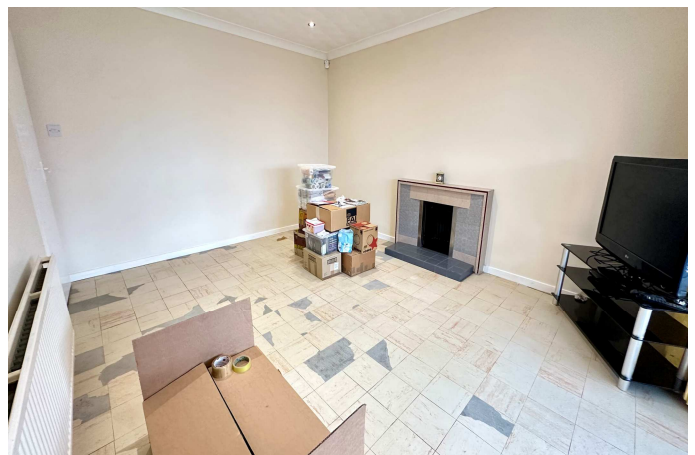
BEDROOM NO 3: 12'(max) x 8'(max);

OUTSIDE: **TIMBER STORE SHED:** **OIL STORAGE TANK:** **OUTSIDE LIGHTS:**

GARAGE: 17'(max) x 9'8"(max) with electric ally operated remote controlled roller door, Worcester oil fired C/H boiler, power & lighting, personal door;

GARDENS: To front laid to lawn with a shingle driveway/multi vehicle off road parking space. Paved pathway to both sides leads through timber gates to the enclosed gardens to rear which are laid to lawn;

N.B.(1) The vendors informs us the property has been rewired and has a test certificate. There is cavity wall insulation with certificate & there is an alarm system. (2) The vendor informs us he will carpet the property throughout at his expense. Purchaser can choose the colour.



REF. 8979 CHELSTAN, 1, SALTS ROAD, WEST WALTON



REF. 8979 CHELSTAN, 1, SALTS ROAD, WEST WALTON

