



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**22, WEDGWOOD DRIVE  
WISBECH, PE13 2DD**

**THE PROPERTY:** WELL PRESENTED, IMPOSING THREE BEDROOMED SEMI DETACHED HOUSE SITUATED ON A CORNER PLOT IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT WITH EASY ACCESS TO SCHOOLS, TOWN CENTRE AND AMENITIES \* 26' LOUNGE \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* ENCLOSED GARDENS TO REAR \* BRICK GARAGE PLUS OFF ROAD PARKING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

**THE PRICE:** oieo £239,995 FREEHOLD EPC BAND

**REF. 8982**

**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: 8982 22, WEDGWOOD DRIVE, WISBECH**

**COUNCIL TAX: BAND C 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, then fifth right into Wedgwood Drive.

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

**ENTRANCE PORTICO:** With light;

**ENTRANCE HALL:** With stairway off;

**LOUNGE/DINER:** 26'1"(max) x 10'3"(max) with laminate floor, feature archway, double glazed french doors to rear garden;

**KITCHEN:** 9'8"(max) x 9'(max) with space/plumbing for automatic washing machine & dishwasher, preparation surfaces with drawers & cupboards under, gas cooker point, electric cooker point, range of wall cupboards, inset stainless steel circular bowl sink unit with mixer tap, Ideal gas fired wall mounted combi boiler;

**GROUND FLOOR CLOAKROOM/W.C.:**  
With low level w.c., hand wash basin & part tiled walls;

**FIRST FLOOR:**

**LANDING:** With access to boarded loft with light, built in linen cupboard;

**BATHROOM/W.C./SHOWER ROOM**

With pedestal wash basin, panelled bath with mixer tap, low level w.c., tiled & screened shower cubicle with Triton electric shower, extractor fan, part tiled walls;

**BEDROOM NO 1:** 13'4"(max) x 10'10"(max) with laminate floor;

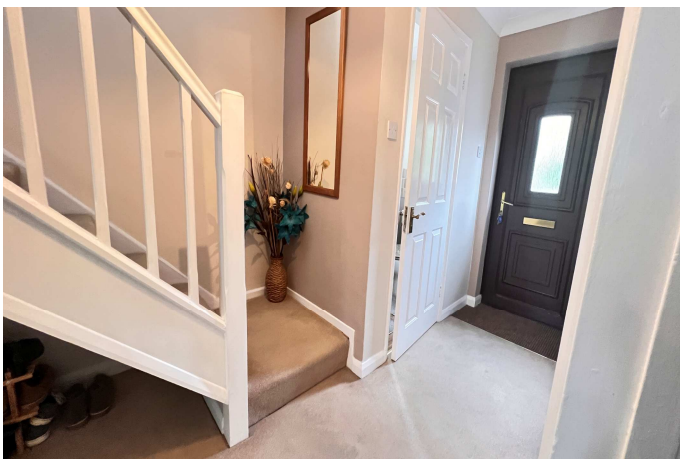
**BEDROOM NO 2:** 10'9"(max) x 8'5"(max);

**BEDROOM NO 3:** 7'6"(max) x 7'2"(max) with laminate floor;

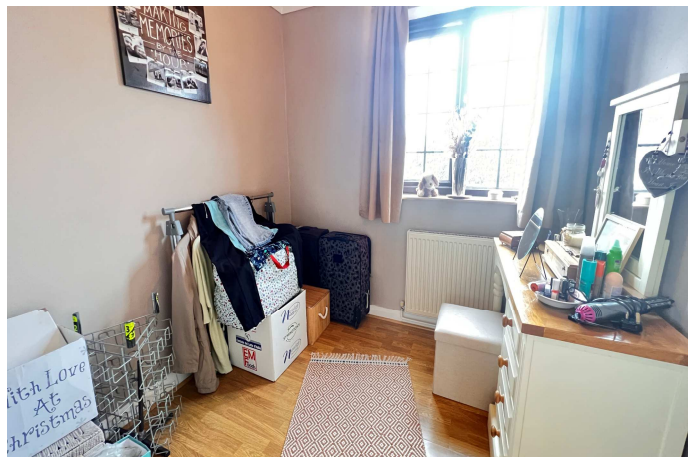
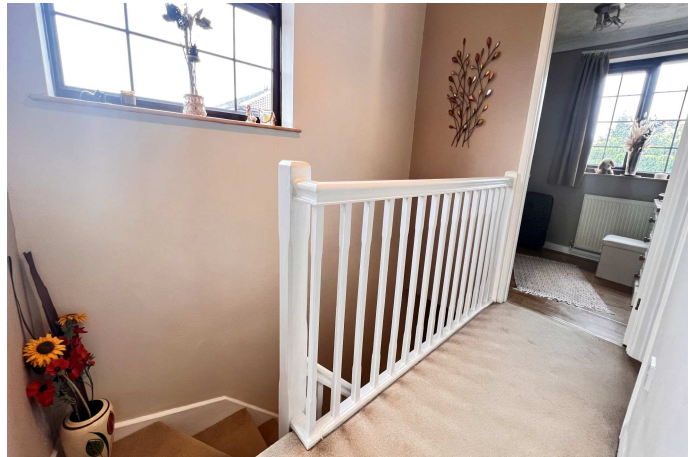
**OUTSIDE:** **EXTERNAL POWER POINT: COLD WATER TAP:**

**BRICK GARAGE:** 16'6"(max) x 9'(max) with up & over door, power & lighting, loft storage;

**GARDENS:** to front down to stone chippings with shrubs. Enclosed gardens to rear laid to lawn with shingle patio area, decking and a tarmac off road parking space.



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