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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 D

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;

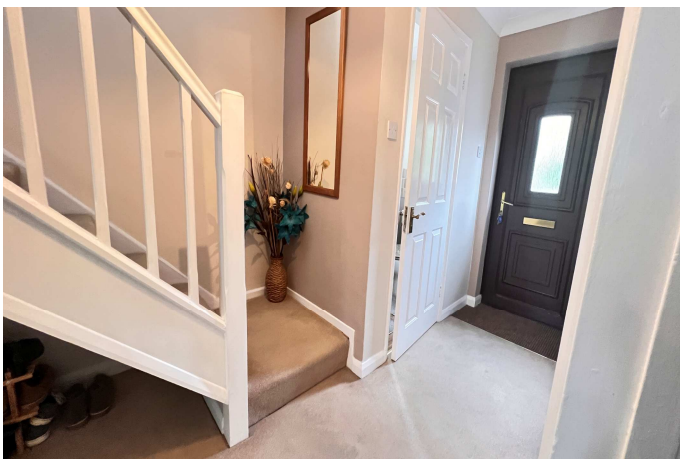
BEDROOM NO 2: 10'9"(max) x 8'5"(max);

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

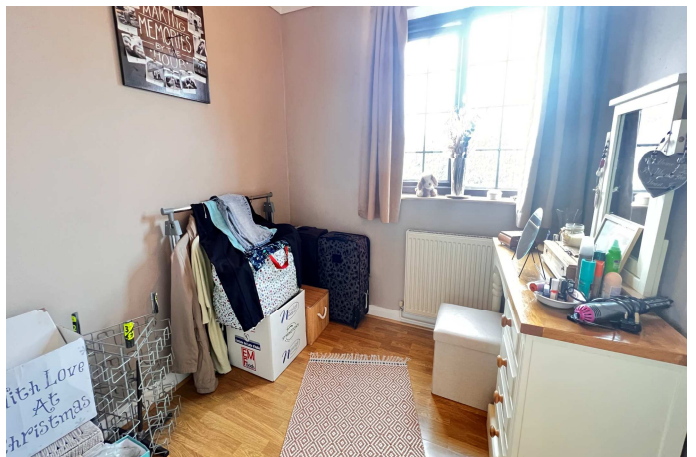
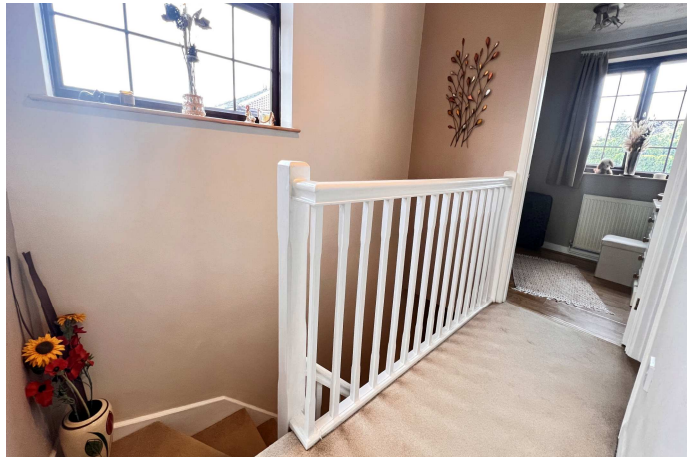
OUTSIDE: **EXTERNAL POWER POINT: COLD WATER TAP:**

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.



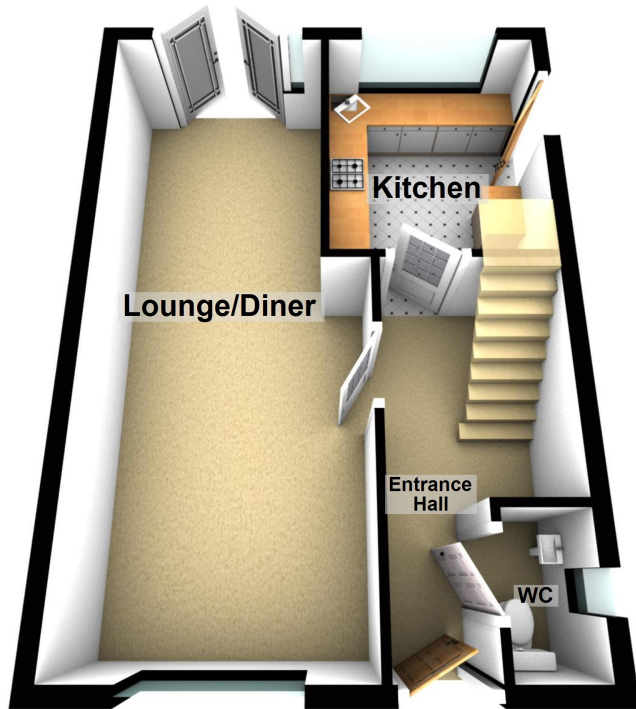
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REF. 8982 22, WEDGWOOD DRIVE, WISBECH



Ground Floor



First Floor

