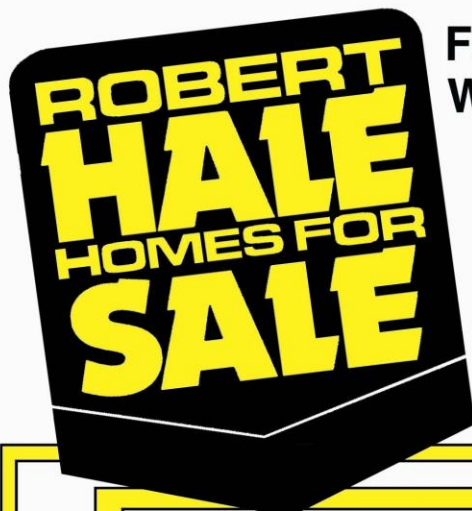




Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

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



**51, FENLAND ROAD
WISBECH, PE13 3QD**

THE PROPERTY: THIS IS A SHOW HOUSE! AN ABSOLUTELY STUNNING, VERY DECEPTIVE, THREE DOUBLE BEDROOMED DETACHED CHALET STYLE HOUSE SITUATED AT THE END OF A CUL DE SAC IN THIS HIGHLY SOUGHT AFTER LOCATION! *23' LOUNGE * 12' DINING ROOM * CONSERVATORY * FABULOUS FITTED KITCHEN WITH BEKO GAS/ELECTRIC RANGE * 2 SHOWER ROOM/W.C. * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * LOVELY ENCLOSED LANDSCAPED REAR GARDENS * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * EARLY VIEWING ESSENTIAL!

THE PRICE: £325,000 FREEHOLD EPC BAND C

REF. 8988

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:8981 8988 51, FENLAND ROAD 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. Follow the road all the way to a mini roundabout and turn right into Lerowe Road. The turn first right into Fenland Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

DINING ROOM: 12'10"(max) x 12' with laminate floor, stairway off;

STUDY AREA/HOME OFFICE:

LOUNGE: 23'2"(max) x 12'(max) with laminate floor, double glazed patio doors to CONSERVATORY, sliding double doors to: **DINING ROOM:**

UPVC CONSERVATORY: 11'(max) x 7'7"(max) with tiled floor, double glazed patio doors to rear garden;

FITTED KITCHEN: 11'10"(max) x 10'(max) with Peninsular Breakfast Bar, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, free standing fridge/freezer, part tiled walls, BEKO gas/electric RANGE with SMEG hob hood;

GROUND FLOOR SHOWER ROOM/W.C.:

With tiled floor, inset hand wash basin with mixer tap & cupboards under, low level w.c., Quadrant shower cubicle with thermostatic shower, tiled walls, medicine cabinet with mirror doors;

UTILITY: 9'6"(max) x 7'(max) with walk in larder with shelving, work top with space/plumbing for automatic washing machine & space/vent for tumble drier, free standing fridge/freezer;

FIRST FLOOR:

LANDING: With walk in airing cupboard housing hot water cylinder with immersion heater;

SHOWER ROOM/W.C.: With inset hand wash basin with mixer tap & cupboards under, integrated low level w.c., tiled walls, tiled & screened double shower cubicle with thermostatic shower;

BEDROOM NO 1: 16'(max) x 12'(max);

BEDROOM NO 2: 15'1"(max) x 9'10"(max);

BEDROOM NO 3: 10'(max) x 9'9"(max) with laminate floor, access to loft;

OUTSIDE: **TIMBER STORE SHED: EXTERNAL POWER POINT; OUTSIDE LIGHTS: COLD WATER TAP:**

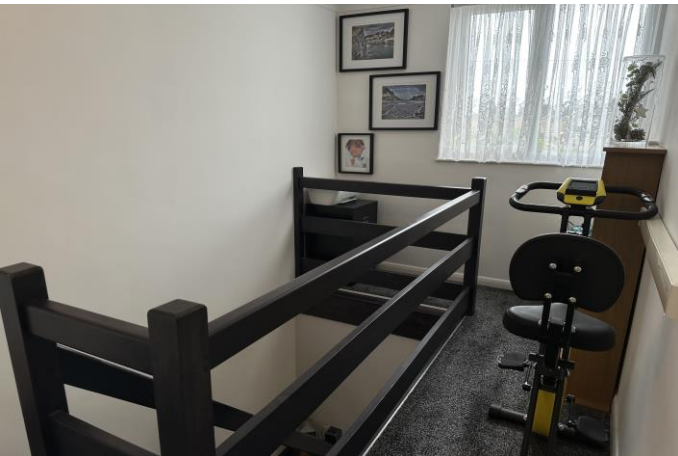
GARAGE: 17'8"(max) x 10'6"(max) with up & over door, power & lighting, LOGIC gas fired wall mounted C/H boiler, fitted store cupboard;

GARDENS: Low maintenance gardens to front down to shingle with shrubs and a concrete driveway/multi vehicle off road parking space. Gates to each side of the property, open onto pathways leading to the attractive ornamental enclosed low maintenance side & rear gardens which are part down to single, with extensive paved patio area, lawn, borders, shrubs & pathways.

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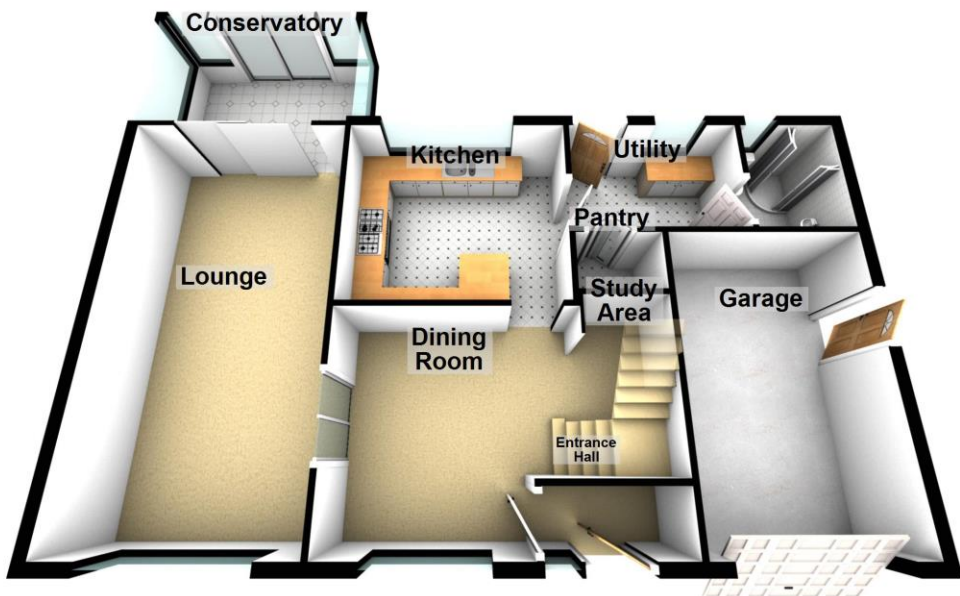
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Ground Floor



First Floor

