

**ROBERT
HALE
HOMES FOR
SALE**

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



**8, WESTON ROAD
WISBECH, PE13 2LP**

THE PROPERTY: DECEPTIVELY SPACIOUS, THREE BEDROOMED MID TERRACE HOUSE IN A SMALL RESIDENTIAL CUL DE SAC CLOSE TO SCHOOLS AND TOWN CENTRE * 26' LOUNGE * GAS FIRED CENTRAL HEATING * LONG ENCLOSED GARDENS TO REAR * GREAT POTENTIAL AS A BUY TO LET OR FIRST TIME BUY

THE PRICE: **£120,000** **FREEHOLD EPC BAND** **REF. 8991**

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: 8991 8, WESTON ROAD, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech Church Terrace car park take the Church Terrace exit turn right into West Street. Then turn fourth right into Victoria Road, then second left into Milner Road, then first left then first right into Cordon Street. Weston Road is a small turning off left.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE/DINER: 26'5"(max) x 11'7"(max) with stairway off;

KITCHEN: 10'7"(max) x 6'10"(max) with range of wall cupboards, preparation surfaces with drawers & cupboards under, BEKO gas cooker, part tiled walls, inset single drainer sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine;

GROUND FLOOR BATHROOM/W.C.:

With Ideal gas fired wall mounted combi boiler, panelled bath, pedestal wash basin, low level w.c., part tiled walls;

REAR LOBBY:

FIRST FLOOR:

LANDING:

BEDROOM NO 1: 11'5"(max) x 11'1" with built in wardrobe/cupboard;

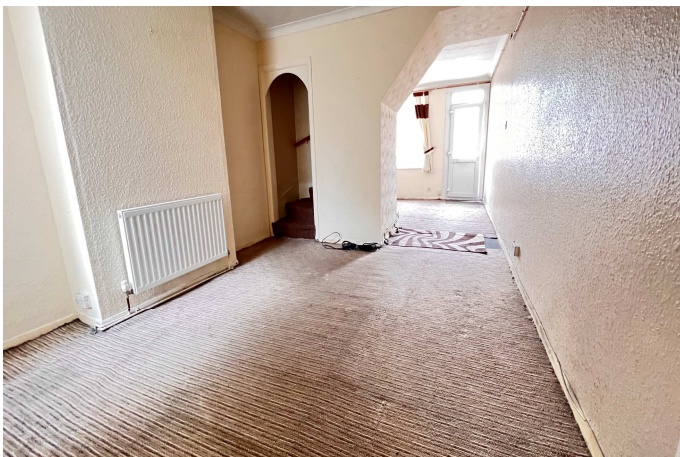
BEDROOM NO 2: 12'(max) x 8'9"(max) with built in wardrobe/cupboard;

BEDROOM NO 3: 9'10"(max) x 7'(max) with fitted blanket cupboard and shelving;

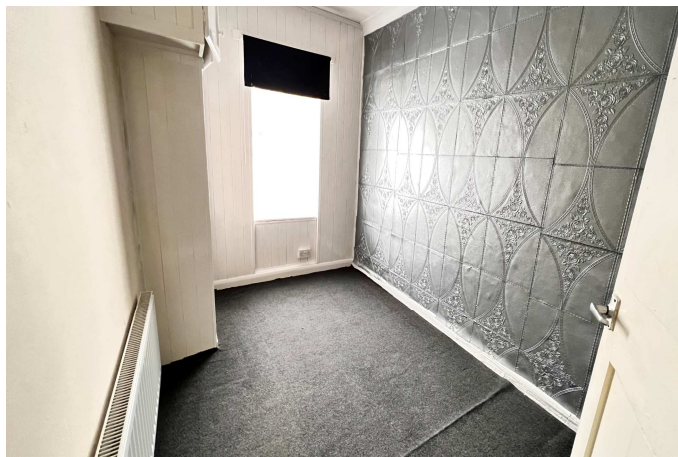
OUTSIDE:

OUTSIDE LIGHT: TIMBER STORE SHED:

GARDENS: Enclosed gardens to rear, down to paving with mature conifer tree and shrubs;



REF. 8991 8, WESTON ROAD, WISBECH



REF. 8991 8, WESTON ROAD, WISBECH

