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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**48A SEFTON AVENUE
WALSOKEN
PE13 3QN**

THE PROPERTY: THIS IS A SHOW BUNGALOW!! BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN A POPULAR RESIDENTIAL ROAD *FITTED KITCHEN WITH BUILT-IN OVEN & HOB *LOVELY LARGE LANDSCAPED GARDENS TO REAR (NOT OVERLOOKED!) *LOW MAINTENANCE GARDENS TO FRONT DOWN TO AN EXTENSIVE MULTI VEHICLE OFF ROAD PARKING SPACE *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *VIEWING ABSOLUTELY ESSENTIAL *DON'T DELAY!

THE PRICE:

OIEO £225,000

FREEHOLD

EPC BAND D

REF. 8993

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: 8993 48A SEFTON AVENUE, WALSOKEN

COUNCIL TAX:

BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE:

From the Wisbech town centre roundabout take the exit signed West Walton and Walsoken. Follow the road until a mini roundabout is reached and turn right into Lerowe Road, then turn third right into Sefton Avenue. The property is on the right hand side in due course.

THE ACCOMMODATION:

(Dimensions given are approximate only)

ENTRANCE HALL:

With tiled floor, built-in airing cupboard housing hot water cylinder with immersion heater central heating programmer.

LOUNGE:

12'5" (max) x 11'4" (max) With wood floor, double glazed french doors to rear garden.

FITTED KITCHEN:

11'7" (max) x 10' (max) With built-in gas hob, built-in electric oven, inset 1 ½ bowl sink unit with mixer tap and cupboards under, tiled floor, part tiled walls, electric hob hood, preparation surfaces with drawers and cupboards under, range of wall cupboards, cupboard housing Baxi gas fired wall mounted central heating boiler.

SHOWER ROOM/W.C.:

With low level w.c., inset hand wash basin with mixer tap and cupboard under, Quadrant shower cubicle with thermostatic shower, part tiled walls, tiled floor, heated towel rail.

BEDROOM NO 1:

12'7" (max) x 11'9" (max)

BEDROOM NO 2:

10'8" (max) x 9'1" (max)

OUTSIDE:

OUTSIDE LIGHT:

TIMBER STORE SHED:

11'6" (max) x 9'4" (max)

GARAGE:

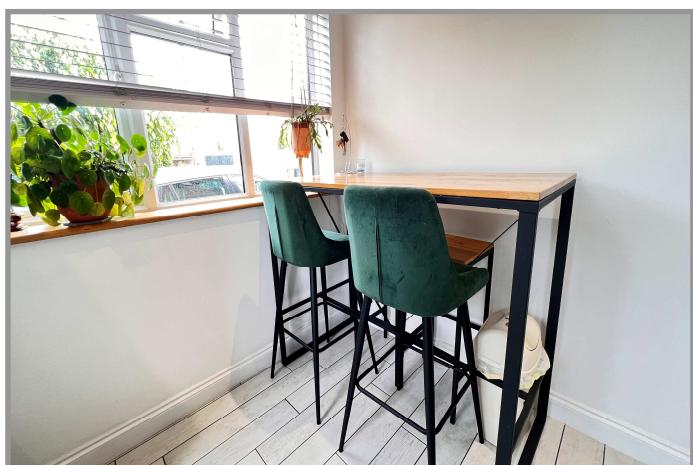
15'4" (max) x 9'5" (max) With electrically operated roller door, power and lighting, personal door.

GARDENS:

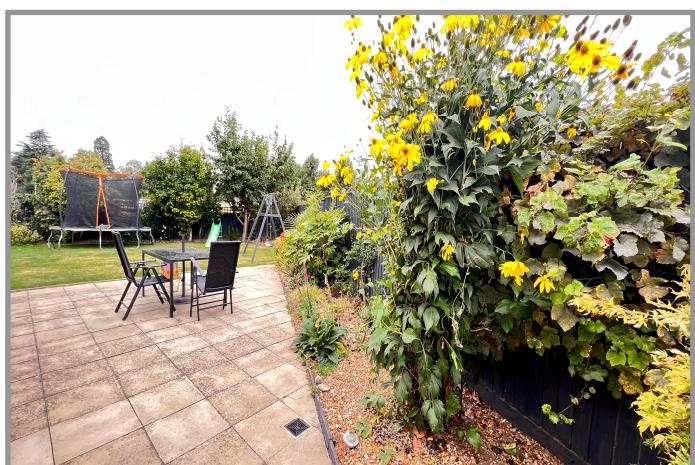
To front, down to a shingle multi vehicle off road parking space, with block paving and mature trees. Timber gate to side opens on to a pathway leading along the side of the bungalow to the rear garden. Wrought iron double gates open on to the other side of the bungalow, which is down to additional multi vehicle off road parking space. Generous attractive enclosed gardens to side and rear, laid to lawn with large paved patio, borders shrubs and trees.



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Sefton Ave

