



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

WISBECH

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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**6, PROVIDENCE PLACE
RECTORY ROAD
OUTWELL, PE14 8RD**

THE PROPERTY: VERY DECEPTIVE, WELL PRESENTED, TWO BEDROOMED MID TERRACE HOUSE OVERLOOKING THE RIVER IN THIS HIGHLY SOUGHT AFTER NORFOLK VILLAGE WITH IT OWN SCHOOL, POST OFFICE & PUB * 23' LOUNGE * FITTED KITCHEN WITH BUILT IN OVEN & HOB * USEFUL UTILITY * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * ATTRACTIVE ENCLOSED GARDENS TO REAR * PERFECT FIRST TIME BUY OR INVESTMENT AS A BUY TO LET OR HOLIDAY HOME WITH RIVER VIEW!

THE PRICE:

£170,000

FREEHOLD EPC BAND E

REF. 8996

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: 8996 6, PROVIDENCE PLACE, RECTORT ROAD, OUTWELL

COUNCIL TAX: BAND A KINGS LYNN & WEST NORFOLK B.C.

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. Follow the road for several miles to the village of Outwell. After entering the village and passing the Garage on the left hand side, turn right at the mini roundabout. Follow the main route for about ¾ of a mile and the property is on the right hand side facing the river.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE/DINER: 23'10"(max) x 11'4"(max) with feature open fireplace, part laminate floor, feature square archway, stairway off;

FITTED KITCHEN: 10'2"(max) x 7'8"(max) with tiled floor, range of wall cupboards, part tiled walls, inset ceramic single drainer sink unit with mixer tap & cupboards under, preparation surfaces with drawers & cupboards under, built in electric hob, built in electric oven;

GROUND FLOOR BATHROOM/W.C.:

With hand wash basin with mixer tap & tiled splash back, low level w.c., shower bath with mixer tap & shower attachment plus electric shower overhead, extractor fan, tiled floor;

UTILITY: 12'5"(max) x 7'4"(max) with Worcester oil fired combination boiler, space/plumbing for automatic washing machine, space for condensing tumble drier;

INNER LOBBY: with tiled floor;

FIRST FLOOR:

SMALL LANDING:

BEDROOM NO 1: 12'2"(max) x 11'1"(max) with sloping ceiling;

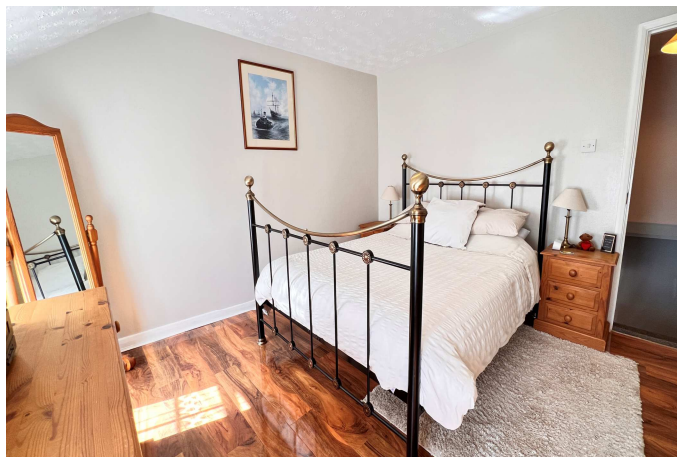
BEDROOM NO 2: 11'1"(max) x 7'1"(max) with laminate floor, access to loft, fitted double wardrobe with mirror doors;

OUTSIDE: TIMBER STORE SHED: COLD WATER TAP: LOG STORE:

GARDENS: Enclosed gardens to rear laid to lawn with decking patio area. Paved courtyard to the rear of the house. Shared driveway leads from RECTORY ROAD to the rear of the house with OFF ROAD PARKING SPACE;



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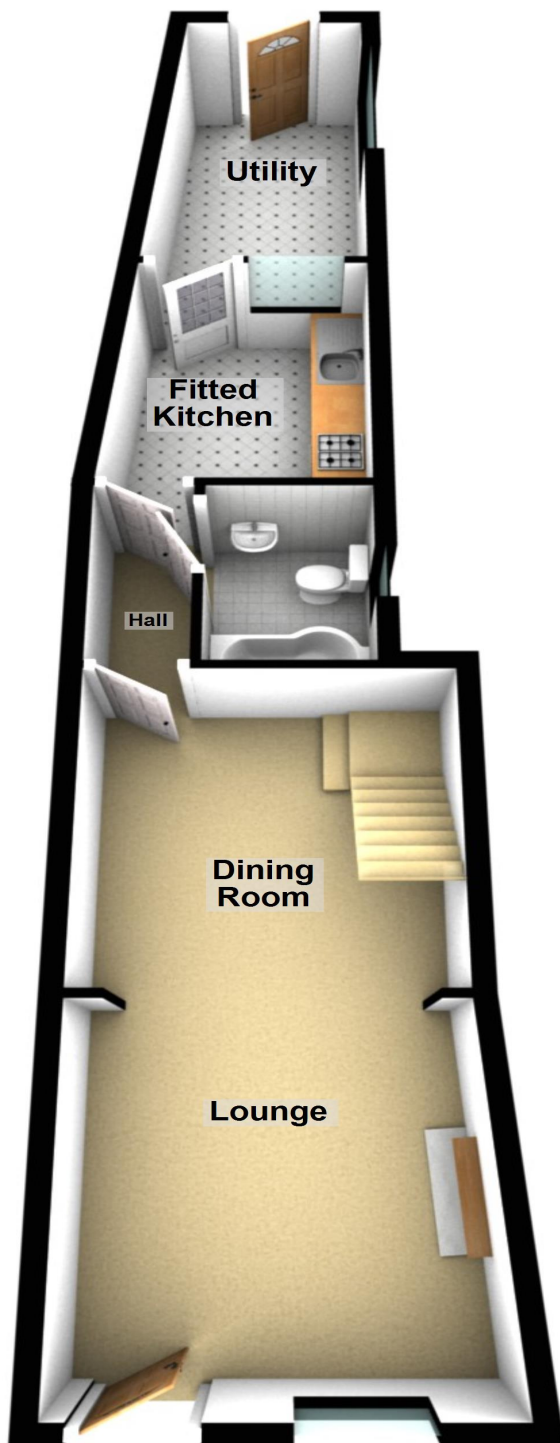
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REF. 8996 6, PROVIDENCE PLACE, RECTORY ROA, OUTWELL



Ground Floor



First Floor

