



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**WILHOLME**

**BEVIS LANE, WISBECH ST MARY**

**PE13 4TZ**

**THE PROPERTY:** WELL PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE IN A LOVELY RURAL LOCATION SITUATED ON HUGE GARDENS PLUS ADDITIONAL PLOT OF LAND ADJOINING TO THE SIDE, TOTAL PLOT APPROACHING ½ ACRE (SUBJECT TO SURVEY) \* 24FT LOUNGE \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* GARAGE/WORKSHOP \* MULTI-VEHICLE OFF ROAD PARKING \* OIL FIRED CENTRAL HEATING \* MOSTLY DOUBLE GLAZED \* VIEW QUICKLY! A RARE OPPORTUNITY!

**THE PRICE:**

**£269,500**

**FREEHOLD**

**EPC BAND E**

**REF.9000**

**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: 9000 WILHOLME, BEVIS LANE WISBECH ST MARY**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed with the National Trust Logo. Follow the road to the traffic lights and turn right crossing the bridge, IMMEDIATELY after crossing the bridge turn left to follow the river, follow the road to the next set of traffic lights and turn left to continue to follow the river. Then turn first left to continue to follow the river. Proceed for about 2.1 mile then turn right into Bevis Lane. The property is almost immediately on the right-hand side.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With wood floor, stairway off, understairs cupboard.

**LOUNGE/DINER:** 24' (max) x 12' 4" (max) 'L' shaped with double glazed French doors to rear garden, part tiled floor.

**FITTED KITCHEN:** 13' (max) x 10' (max) With tiled floor, range of wall cupboards, preparation surfaces with drawers & cupboards under, built in induction hob, electric hob hood, built in electric oven, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboard under, built in dishwasher.

**GROUND FLOOR CLOAKROOM/W.C.:**  
With low level W.C.

**SIDE ENTRANCE LOBBY:**

**UTILITY:** With space/plumbing for washing machine, space for condensing tumble drier, tiled floor.

**FIRST FLOOR:**

**LANDING:** With access to part boarded loft via foldaway ladder.

**BATHROOM/W.C.:** With low level W.C., pedestal wash basin with mixer tap, tiled & screened shower cubicle with Thermostatic shower, medicine cabinet with mirror doors.

**BEDROOM NO 1:** 17' 5 (max) x 11' 6" (max) 'L' shaped with range of built in wardrobe/cupboards, built in wardrobe/cupboard.

**BEDROOM NO 2:** 11' 11" (max) x 11' 4" (max) With built in double airing cupboard housing hot water cylinder with immersion heater & central heating programmer

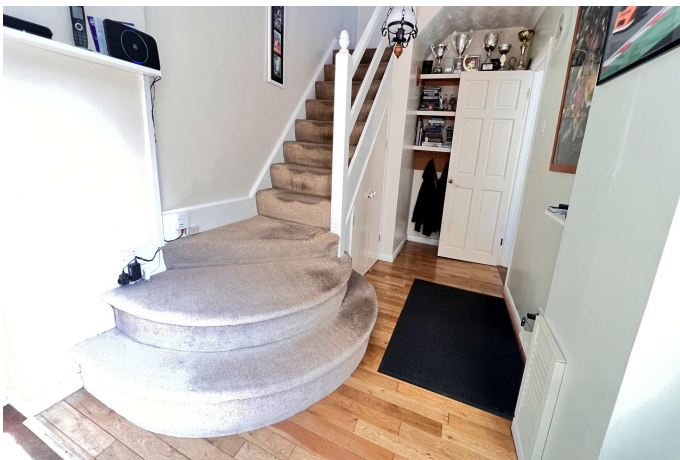
**BEDROOM NO 3:** 8' 8" (max) x 6' 1" (max)

**OUTSIDE:** **METAL CASING housing oil fired central heating boiler**  
**: OUTHOUSE : OIL STORAGE TANK**

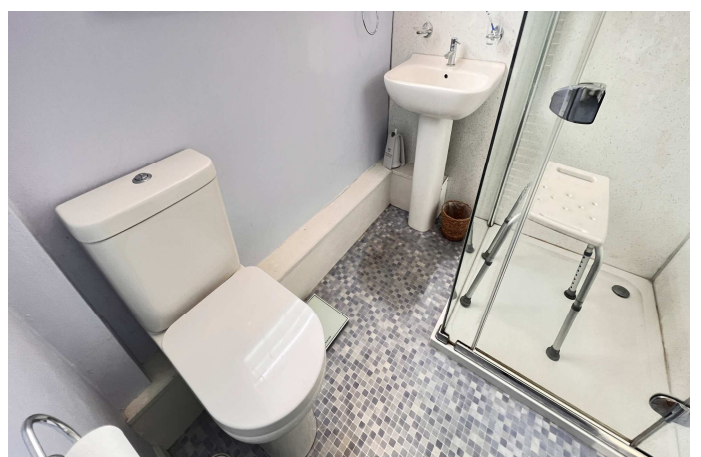
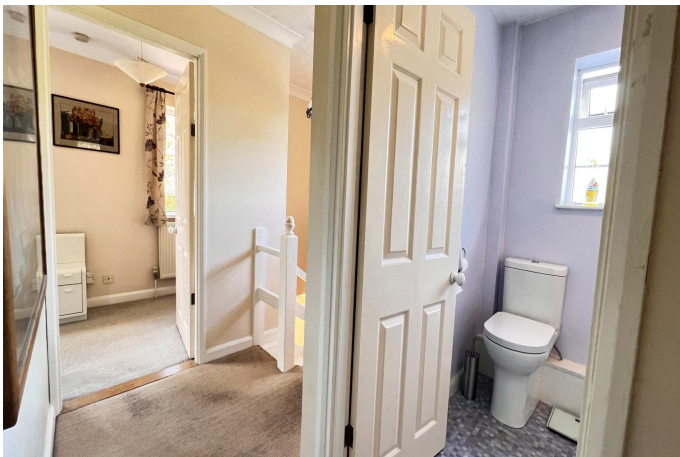
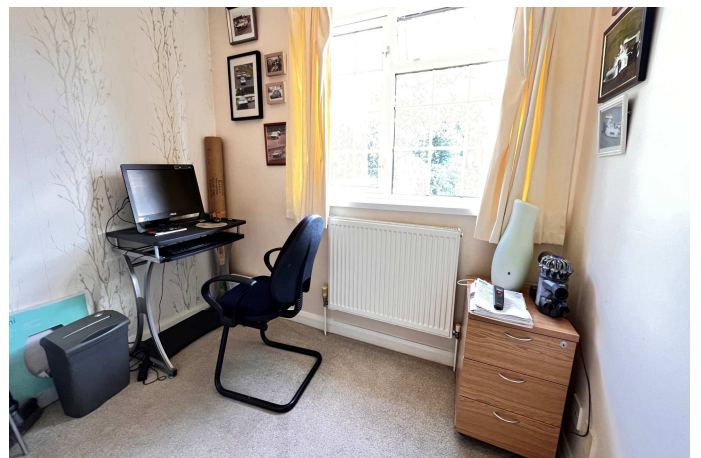
**GARAGE:** 17' 1" (max) x 10' 11" (max)

**GARDENS:** Laid to lawn with mature trees and multi-vehicle off road parking area.  
Land to side - extensive lawned gardens to side and rear with numerous mature trees and shrubs.

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