



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**12 MILL LANE  
WALPOLE HIGHWAY  
PE14 7QF**

**THE PROPERTY:**

THREE BEDROOM SEMI DETACHED HOUSE OF NON-STANDARD CONSTRUCTION AND SITUATED ON A HUGE PLOT. THIS IS A PROPERTY FOR REFURBISHMENT CASH BUYERS ONLY! NO UPWARD CHAIN!

**THE PRICE:**

**OIEO £115,000**

**FREEHOLD EPC BAND**

**REF. 9005**

**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: 9005    12 MILL ROAD, WALPOLE HIGHWAY**

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

**HOW TO GET THERE:**            From the Wisbech town centre roundabout take the exit signed West Walton and Walsoken. Follow the road all the way to the first roundabout and take the first exit signed West Walton Highway. Follow the road for about 2.2 mile then turn right into School Road. Follow the road to the 'T' junction with Mill Lane end of the road and the property is almost facing you.

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

**ENTRANCE HALL:**                With stairway off.

**LOUNGE/DINER:**                25'9" (max) x 11' (max)

**KITCHEN:**                         12' (max) x 6'10" (max)

**SIDE LOBBY:**

**2 STORES:**

**GROUND FLOOR W.C.:**

**FIRST FLOOR:**

**LANDING:**                         With access to loft.

**SHOWER ROOM/W.C.:**

**BEDROOM NO 1:**                13'7" (max) x 10'10" (max)

**BEDROOM NO 2:**                12' (max) x 11' (max)

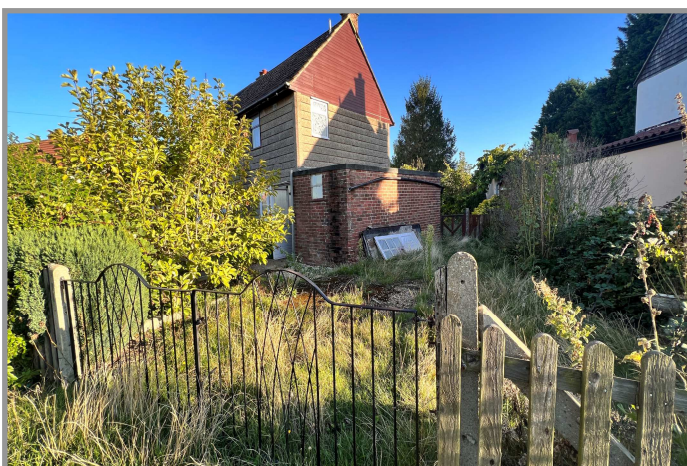
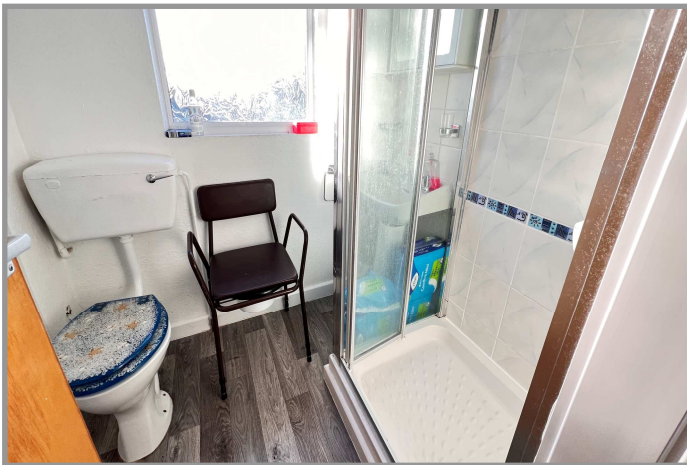
**BEDROOM NO 3:**                10'7" (max) x 7' (max)

**OUTSIDE:**

**GARDENS:**                        To front, multi vehicle off road parking to side. Extensive gardens to rear.



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