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7 DAYS

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**RAFSO COTTAGE
RECTORY ROAD
OUTWELL, PE14 8RD**

THE PROPERTY: EXTREMELY DECEPTIVE, WELL PRESENTED THREE BEDROOMED DETACHED EDWARDIAN HOUSE OF ENORMOUS CHARACTER IN A LOVELY LOCATION OVERLOOKING THE RIVER IN THIS HIGHLY POPULAR VILLAGE * 27' KITCHEN/DINER * ENERGY EFFICIENT AIR SOURCE HEAT PUMP CENTRAL HEATING * DOUBLE GLAZING * ENCLOSED GARDENS TO REAR * MULTI VEHICLE OFF ROAD PARKING * VIEWING ABSOLUTELY ESSENTIAL!

THE PRICE: **£259,995** **FREEHOLD EPC BAND D** **REF. 9008**

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. 9008 RAFSO COTTAGE, RECTORY ROAD, OUTWELL

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

HOW TO GET THERE: From thre 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 Bloom & Wakes garage on the left hand side turn right at the mini roundabout. Follow the main route for about ,7 of a mile then turn right into Whetstone Way. Then turn immediately right into a private driveway. Proceed to the end of the driveway and park at the rear of Rafso Cottage.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 11'7"(max) x 11'5"(max)

INNER HALL: With stairway off;

FITTED KITCHEN/DINER: 27'4"(max) x 11'5"(max) With laminate floor, double glazed french doors to rear garden, range of fitted units with space/plumbing for automatic washing machine & space for condensing tumble drier, electric hob hood, BEKO electric range (subject to separate negotiation) built in microwave, peninsular breakfast bar with cupboards under, inset stainless steel single drainer sink unit with mixer tap;

FIRST FLOOR:

LANDING:

BATHROOM/W.C.: With integrated hand wash basin with mixer tap & cupboards under, Oval bath with mixer tap, low level w.c., tiled shower with thermostatic shower valve, extractor fan;

BEDROOM NO 1: 11'5"(max) x 11'1"(max) with feature original fireplace;

BEDROOM NO 2: 8'5"(max) x 8'3"(max) with built in wardrobe/cupboard with access to loft;

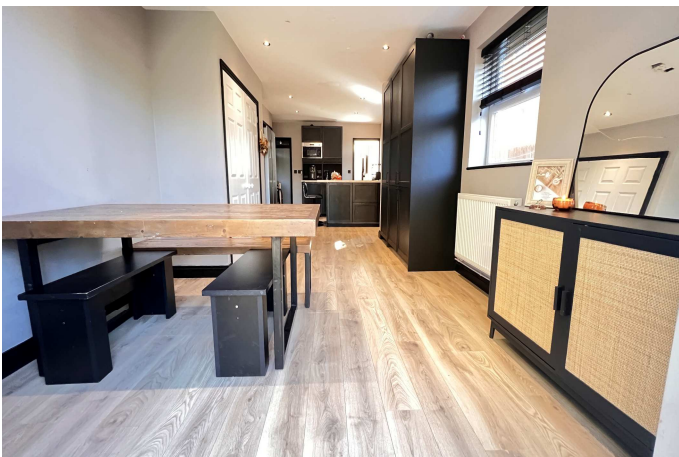
BEDROOM NO 3: 11'4"(max) x 8'4"(max);

OUTSIDE: **AIR SOURCE HEAT PUMP: TIMBER WORKSHOP:**

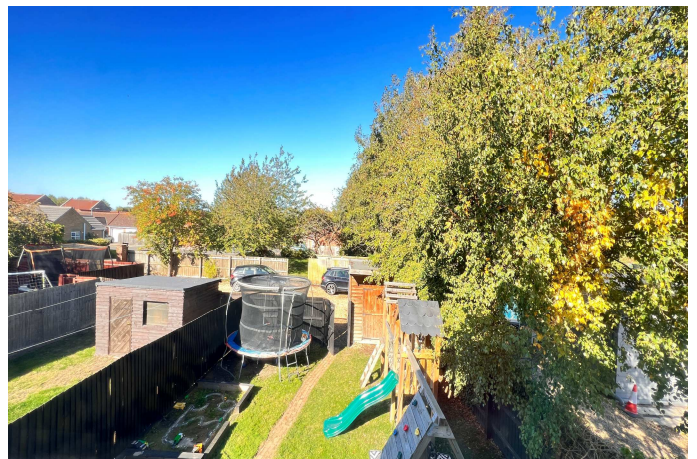
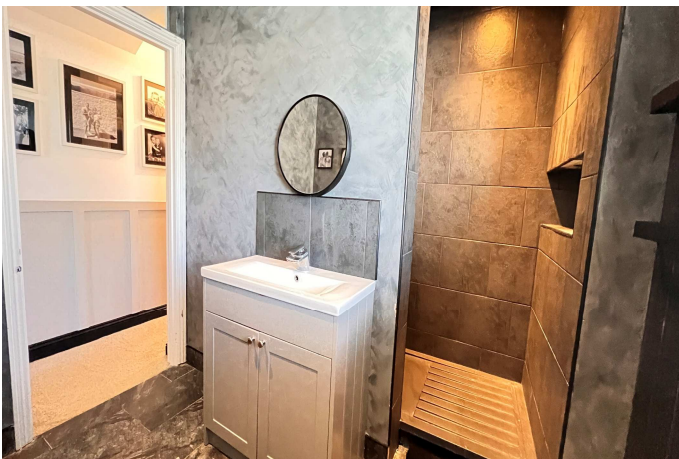
GARDENS: Small fenced garden to front, overlooking the river on the other side of the road. Gardens to beds with shrubs and a shingle pathway. Enclosed gardens to rear laid to lawn with patio, pathway, borders and shrubs. Timber gate in the rear fence opens onto the MULTI vehicle off road parking space WITH ACCESS FROM Whetstone Way



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