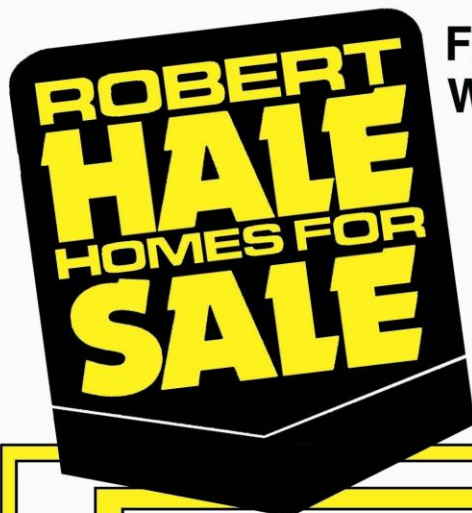




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7 DAYS

WISBECH 465222

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**28B LEROWE ROAD
WALSOKEN
PE13 3QH**

THE PROPERTY: BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED ON A CORNER PLOT * 230 SQ FT LOUNGE * 14FT FITTED KITCHEN WITH BUILT IN OVEN & HOB * TWO BATH/SHOWER ROOMS (1 EN-SUITE WITH MASTER BEDROOM) * USEFUL ADDITIONAL GROUND FLOOR CLOAK ROOM/W.C. * ENCLOSED GARDENS TO REAR * BRICK GARAGE PLUS OFF-ROAD PARKING SPACE! * IDEAL FIRST FAMILY HOME * VIEW QUICKLY!

THE PRICE:

O.I.E.O. £200,000 FREEHOLD

EPC BAND C

REF.9013

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: 9013 28B LEROWE ROAD 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 for about 0.7 mile to a mini roundabout and then turn right into Lerowe Road. The property is on the right-hand side in due course, near the corner with Fenman Close.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY: With lantern.

ENTRANCE HALL: With laminate floor, stairway off, central heating programmer.

LOUNGE: 15' 6" (max) x 15' (max) With laminate floor, double glazed French doors to rear garden, walk in understairs cupboard.

FITTED KITCHEN: 14' (max) x 8' 5" (max) With built in electric hob, built in electric oven, electric hob hood, range of wall cupboards, space/plumbing for washing machine, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under, part tiled walls.

GROUND FLOOR CLOAKROOM/W.C.:

With low level W.C., inset hand wash basin with mixer tap & cupboards under, extractor fan.

FIRST FLOOR:

LANDING: With access to loft.

BATHROOM/W.C.: With pedestal wash basin with tiled splash back & cupboards under, low level W.C., panelled bath with tiled splash back, extractor fan, built in airing cupboard housing hot water cylinder.

BEDROOM NO 1: 13' 4" (max) x 8' 6" (max) With built in wardrobe/cupboard.

EN SUITE BATHROOM/SHOWER ROOM/W.C.:

With low level W.C., pedestal wash basin with tiled splash back, tiled & screened shower cubicle with Triton electric shower, extractor fan.

BEDROOM NO 2: 10' 10" (max) x 8' 5" (max).

BEDROOM NO 3: 8' 2" (max) x 6' 9" (max).

OUTSIDE: **AIR SOURCE HEAT PUMP : COLD WATER TAP : EXTERNAL POWER POINT**

BRICK GARAGE: With up & over door, power & lighting, security light, tarmac off road parking space.

GARDENS: To front and side down to shingle with a paved pathway to the front entrance door. Enclosed gardens to rear laid to lawn with paved patio area and covered patio/BBQ area.

REF: 9013 28B LEROWE ROAD WALSOKEN.



REF: 9013 28B LEROWE ROAD WALSOKE.



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