



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**16A, MONEY BANK  
WISBECH. PE13 2JN**

**THE PROPERTY:** TWO DOUBLE BEDROOMED DETACHED BUNGALOW IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA \* 18' LOUNGE \* GAS FIRED CENTRAL HEATING \* PART DOUBLE GLAZED \* GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING \* ENCLOSED GARDENS TO REAR \* HUGE POTENTIAL, SO VIEW QUICKLY!

**THE PRICE:** £179,995 FREEHOLD EPC BAND D

**REF. 9015**

**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: 9015 16A, MONEY BANK WISBECH**

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

**HOW TO GET THERE:** From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Then turn fourth right into Ramnoth Road. Then first left into Money Bank. The property is on the left hand side

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

**ENTRANCE HALL:** With access to loft;

**LOUNGE/DINER:** 18'10"(max) x 8'10"(max) with feature exposed brick fire surround

**KITCHEN:** 15'9"(max) x 9'1"(max) with space/plumbing for automatic washing machine, inset single drainer sink unit with mixer tap & cupboards under, range of wall cupboards, preparation surfaces with drawers & cupboards under, electric cooker, display shelving, electric hob hood, dresser unit, Stelrad gas fired wall mounted C/H boiler;

**LEAN TO CONSERVATORY:** 12'5"(max) x 8'13"(max) (not double glazed);

**BATHROOM/W.C.:** With panelled bath with mixer tap & shower attachment, pedestal wash basin, low level w.c., part tiled walls, built in airing cupboard housing hot water cylinder with immersion heater;

**BEDROOM NO 1:** 11'10"(max) x 11'2"(max);

**BEDROOM NO 2:** 11'3"(max) x 7'4"(max);

**OUTSIDE: COLD WATEER TAP:**

**GARAGE:** 17'(max) x 8'1"(max) with up & over door, personal door, power point;

**GARDENS:** To front, down to a shingle driveway/turn round/multi vehicle off road parking with shrubs, borders & trees. Paved pathway to side leads to the enclosed rear garden which is laid to lawn with conifers, trees, shrubs and a paved patio area.



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### Money Bank

