



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**37, ALBANY ROAD  
WISBECH, PE13 3AY**

**THE PROPERTY:** THREE BEDROOMED SEMI DETACHED HOUSE, SITUATED IN A CUL DE SAC LOCATION, CLOSE TO THE TOWN CENTRE, DOCTORS SURGERY/PHARMACY \* 20' LOUNGE \* 14' KITCHEN \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* ENCLOSED GARDENS TO REAR \* IDEAL FIRST TIME BUY OR INVESTMENT!

**THE PRICE:** OIEO £160,000    **FREEHOLD**    **EPC BAND D**    **REF. 9018**

**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: 9018 37 ALBANY ROAD, WISBECH**

**COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed Walsoken & West Walton. Then turn second left at the traffic lights into DeHavilland Road. Then turn first left into Cotterell Way. Proceed to the 'T' junction and turn right. Follow the road to the end of the road and turn right into Albany Road. The property is on the left hand side.

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

**ENTRANCE CANOPY:**

**ENTRANCE HALL:** With stairway off;

**LOUNGE/DINER:** 20'6" (max) x 15'7" (max) 'L' shaped, feature fire surround with gas point, fitted store cupboards, understairs cupboard;

**KITCHEN:** 13'10"(max) x 7'3"(max) with Indesit gas cooker, part tiled walls, preparation surfaces with drawers & cupboards under, space/plumbing for automatic washing machine, wall cupboards, inset 1 ½ bowl sink unit with single drainer, mixer tap & cupboard under;

**FIRST FLOOR:**

**LANDING:** With access to loft via foldaway ladder with boarding & light point;

**BATHROOM/W.C.:** With low level w.c., pedestal wash basin, panelled bath with Gainsborough electric shower overhead, tiled walls;

**BEDROOM NO 1:** 10'9"(max) x 10'1"(max) with built in store cupboard;

**BEDROOM NO 2:** 10'1"(max) x 9'6"(max) with hanging recess;

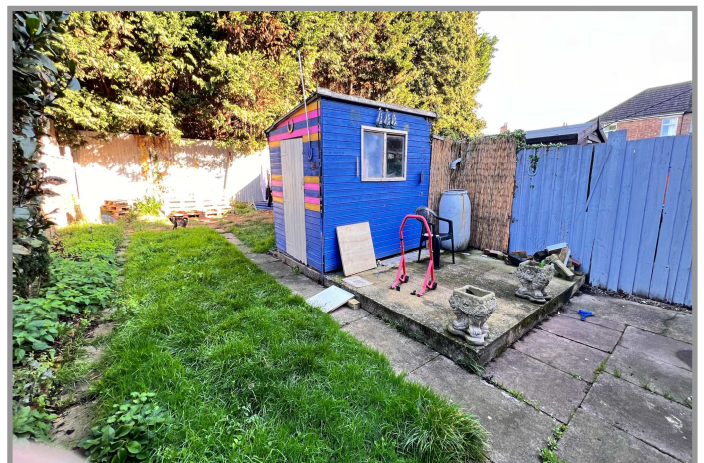
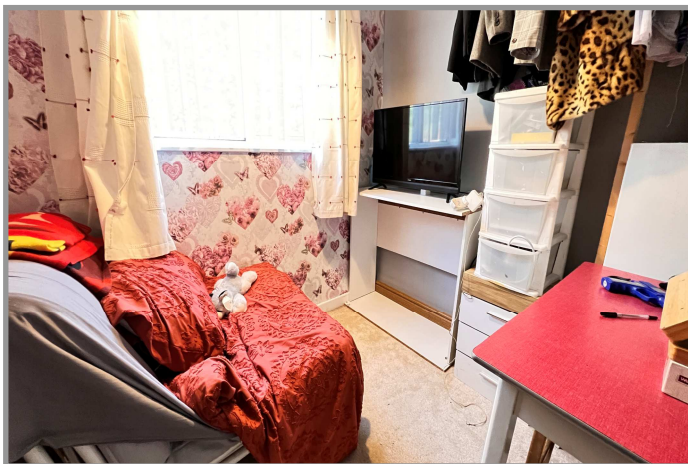
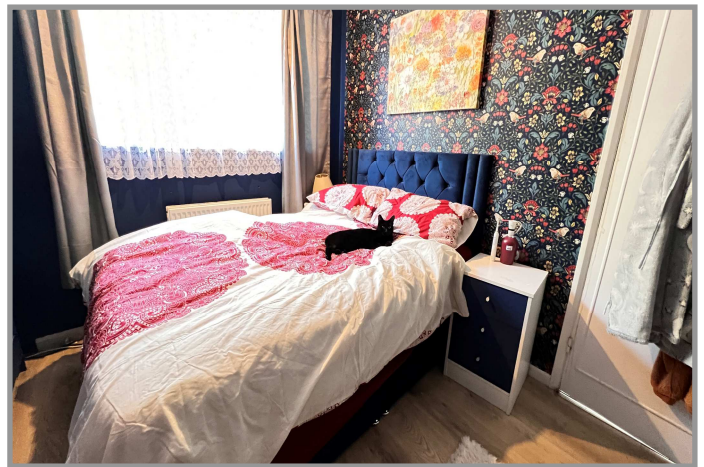
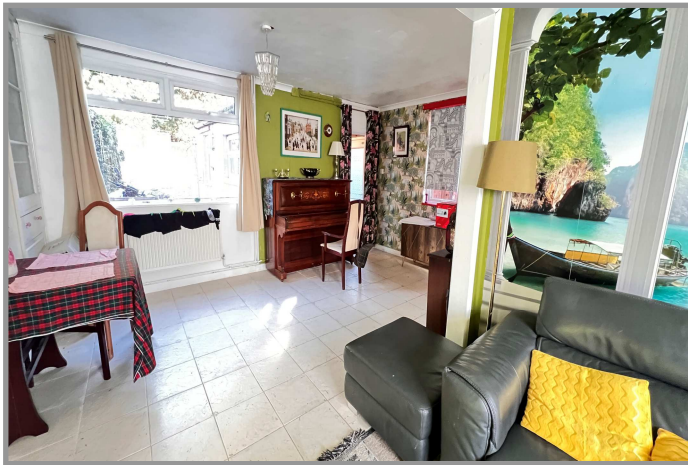
**BEDROOM NO 3:** 7'4"(max) x 6'10"(max) with VAILLANT gas fired wall mounted combi boiler;

**OUTSIDE:** **TIMBER STORE SHED:**

**ENCLOSED GARDENS:** To front with conifers and a concrete pathway to the front entrance door. Paved pathway leads through a timber gate to the enclosed rear garden which is not overlooked to the rear and is laid to lawn with borders, beds, pathways and patio.



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