



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

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**WINDSOR HOUSE
CHURCH ROAD
WISBECH ST MARY PE13 4RJ**

THE PROPERTY: BEAUTIFULLY PRESENTED, SPACIOUS THREE DOUBLE BEDROOMED DETACHED HOUSE, SITUATED IN A SOUGHT AFTER ROAD IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SHOP, POST OFFICE, GARAGE, SCHOOL & PUB * 22' LOUNGE * SEPARATE DINING ROOM * FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES * TWO BATH/SHOWER ROOMS * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * LOVELY ENCLOSED GARDENS TO REAR * GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * MUST BE VIEWED TO BE APPRECIATED!

THE PRICE: **£320,000 FREEHOLD EPC BAND D**

REF. 9020

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. 9020 WINDSOR HOUSE, CHURCH ROAD, WISBECH ST MARY

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed with the National Trust Logo. Follow the road to the traffic lights and turn right over The Town Bridge then immediately left into Norwich Brink. Follow the road to the traffic lights and proceed straight over. Continue to following this road all the way to Wisbech St Mary. After entering the village turn first right into Station Road then first left into Church Road, The property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With lantern

ENTRANCE HALL: With tiled floor, stairway off;

LOUNGE: 22'8"(max) x 12'1"(max) with laminate floor, feature fire surround with 1'crushed marble' heath & enclosing an electric 'flame effect' fire;

DINING ROOM: 13'8"(max) x 9'9"(max) with tiled floor, double glazed patio door to rear garden, feature archway to:-

FITTED KITCHEN: 13'(max) x 8'8"(max) with tiled floor, part tiled walls, range of wall cupboards, preparation surfaces with drawers & cupboards under, built in dishwasher, built in fridge, corner display standing, space/plumbing for automatic washing machine, built in electric hob, electric hob hood, built in electric double oven, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under;

GROUND FLOOR W.C./SHOWER ROOM: With low level w.c., tiled & screened shower cubicle with thermostatic shower, pedestal wash basin, tiled walls;

INNER LOBBY: With Grant oil fired C/H boiler;

REAR HALL: With tiled floor;

FIRST FLOOR:

LANDING: With access to loft, built in double linen cupboard;

FAMILY BATHROOM/W.C.: With corner bath with mixer tap & shower attachment, pedestal wash basin, low level w.c., tiled walls, heated towel rail, tiled floor, extractor fan;

BEDROOM NO 1: 15'7"(max) x 12'5"(max) with built in double wardrobe/cupboard, full width range of floor cupboards/dressing unit with inset hand wash basin;

BEDROOM NO 2: 16'3"(max) x 9'4"(max) 'L' shaped with fitted wardrobe/cupboard with mirror door;

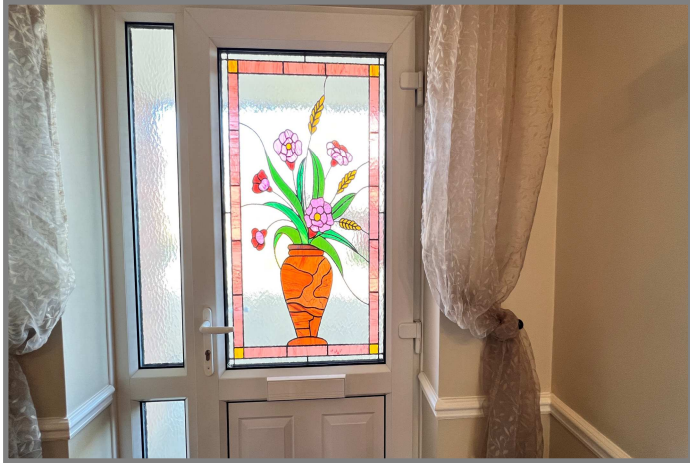
BEDROOM NO 3: 16'2"(max) x 9'1"(max)

OUTSIDE:
SECURITY LIGHTS

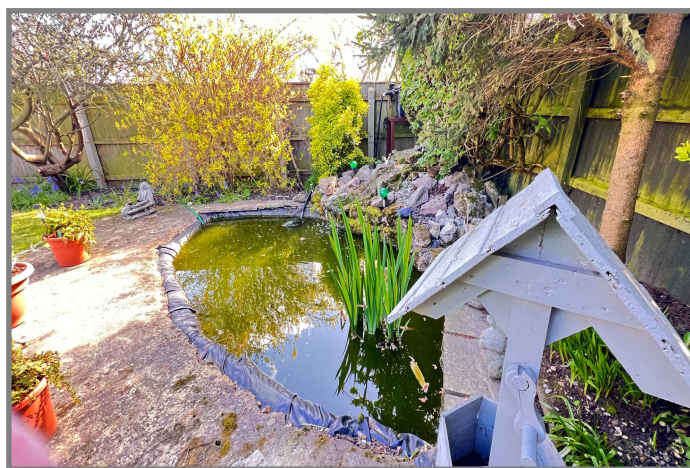
GARAGE: 17'2"(max) x 9'8"(max) with u & over door, personal door, power & lighting;

GARDENS: To front, down to a shingle multi vehicle off road parking space with borders, beds & shrubs. Timber gates to each side of the house open onto pathways leading from front to rear. Attractive enclosed gardens to rear, laid to lawn with numerous trees, shrubs, borders, beds & a paved patio and an ornamental pond.

REF. 9020 WINDSOR HOUSE, CHURCH ROAD, WISBECH ST MARY



REF. 9020 WINDSOR HOUSE, CHURCH ROAD, WISBECH ST MARY



REF. 8663 WINDSOR HOUSE, CHURCH ROD, WISBECH ST MARY

