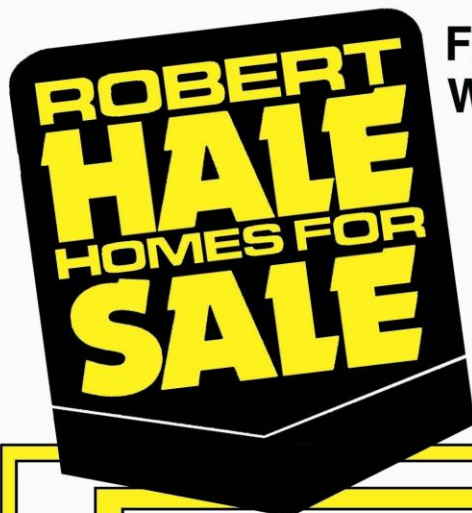




Falcon House, Falcon Road,
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7 DAYS

WISBECH 465222

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**33 OAKROYD CRESCENT
WISBECH
PE13 3AR**

THE PROPERTY: VERY DECEPTIVE CONSIDERABLY EXTENDED THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED CLOSE TO TOWN, SCHOOL AND SURGERY * 21FT FITTED KITCHEN PLUS SEPARATE UTILITY PLUS SEPARATE DINING ROOM PLUS SEPARATE LOUNGE! * ENCLOSED LOW MAINTENANCE GARDENS TO REAR * 20FT CAR PORT * DOUBLE GLAZING * MUST BE VIEWED TO BE APPRECIATED * DON'T DELAY!! * NO UPWARD CHAIN!

THE PRICE: OIEO £160,000 **FREEHOLD** **EPC BAND** **REF.9022**

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: 9022 33 OAKROYD CRESCENT, WISBECH.

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the town centre roundabout take the exit signed West Walton & Walsoken. Turn second left into DeHavilland Road, then third right into Oakroyd Crescent. The property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With stairway off, walk in understairs cupboard, electric radiator.

LOUNGE: 13' 4" (max) x 12' 4" (max) With tiled fireplace, bay window.

DINING ROOM: 12' (max) x 11' (max).

FITTED KITCHEN/DINER: 21' 10" (max) x 8' 5" (max) With feature square archway, laminate floor, range of wall cupboards, part tiled walls, built in gas hob, built in electric oven,

GROUND FLOOR CLOAKROOM/W.C.:
With low level W.C.

UTILITY: 10' 10" (max) x 8; 10" (max) With laminate floor, fitted work top and shelving, electric radiator.

REAR LOBBY:

FIRST FLOOR:

LANDING: With access to loft.

SHOWER ROOM/W.C.: With pedestal wash basin, low level W.C., tiled & screened shower cubicle with Triton electric shower, Vokera gas fired wall mounted water heater, electric wall fan heater.

BEDROOM NO 1: 13' 7" (max) x 10' (max) With electric radiator.

BEDROOM NO 2: 12' (max) x 10' 10" (max) With built in wardrobe/cupboard.

OUTSIDE: **TIMBER WORKSHOP : TIMBER STORE SHED : COLD WATER TAP**

CAR PORT: 20' (max) x 10' (max)

SMALL ENCLOSED GARDENS:

To front, double wrought iron gates to side open onto a shared driveway leading to timber double gates which open onto the rear garden. Enclosed low maintenance garden to rear, part down to shingle parking area with paved patio, conifer border.



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