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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! * ENCLOSURE 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 £155,000

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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