



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**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 £155,000 FREEHOLD EPC BAND F 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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