

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU  
**WISBECH**  
**01945 465222**

E-mail:  
[wisbech@robert-hale-homes.co.uk](mailto:wisbech@robert-hale-homes.co.uk)  
Website:  
[www.robert-hale-homes.co.uk](http://www.robert-hale-homes.co.uk)

**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! \* 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 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.



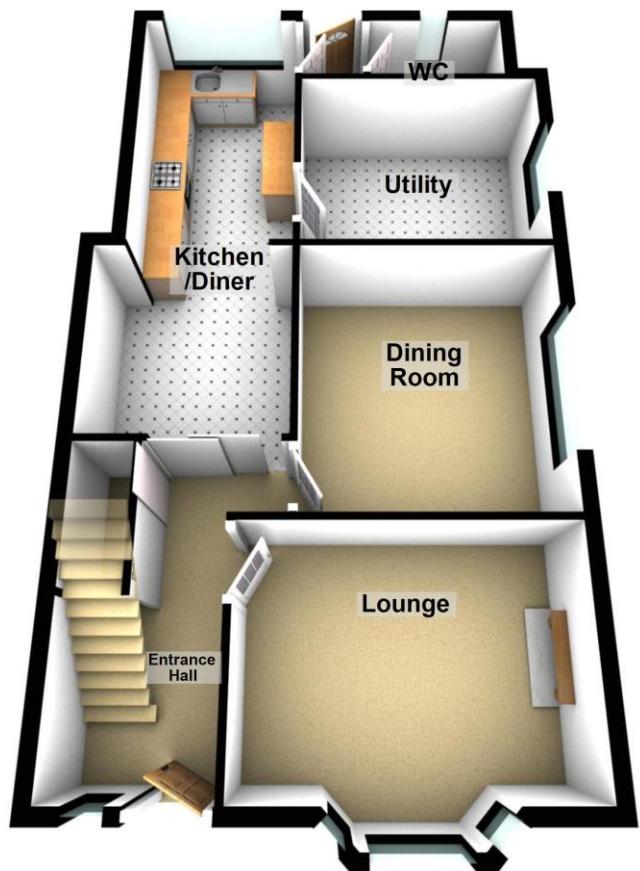
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Ground Floor



First Floor

