



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**5, WALES BANK  
ELM. PE14 0AY**

**THE PROPERTY:**

AN IMPOSNG, SPACIOUS, HUGELY EXTENDED, FIVE DOUBLE BEDROOMED SEMI DETACHED HOUSE, SITUATED ON A HUGE PLOT CLOSE TO THE CENTRE OF THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL & PUB \* 23' LOUNGE \* 23' FITTED KITCHEN WITH A WEALTH OF FITTED APPLIANCES \* UTILITY \* THREE BATH/SHOWER ROOMS \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* 132sq.ft OPEN PLAN STUDY/HOME OFFICE \* MASSIVE GARDENS TO REAR \* LOADS OF PARKING SPACE TO FRONT PLUS 245sq.ft GARAGE \* VIEW QUICKLY!

**THE PRICE:**

**£325,000 FREEHOLD EPC BAND**

**REF. 9025**

**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: 9025 5, WALES BANK, ELM**

**COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Proceed for about 1.4 miles and turn right at the Chinese Rose Takeaway signed Elm & Friday Bridge. Follow the road for about 0.9 of a mile then turn right into Wales Bank.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With tiled floor, stairway off;

**LOUNGE/DINER:** 23'(max) x 14'(max) with stripped wood floor;

**FITTED KITCHEN/DINER:** 23'3"(max) x 20'10"(max) with tiled floor, breakfast bar, Island unit with drawers & cupboards under, Gas/Electric Range with electric hob hood, preparation surfaces with drawers & cupboards under, display shelving, inset single drainer sink unit with mixer tap & cupboards under, double glazed french doors to rear garden, walk in larder cupboard, built in fridge, built in freezer;

**GROUND FLOOR CLOAKROOM/W.C./SHOWER ROOM:**

With tiled floor, tiled and screened shower cubicle with thermostatic shower valve, hand wash basin with mixer tap, low level w., tiled walls, heated towel rail;

**UTILITY:** 10'(max) x 5'3"(max) with tiled floor, inset stainless steel single drainer sink unit with mixer tap & drawers under, space/plumbing for domestic appliances & plumbing for automatic washing machine;

**WALK IN BOILER CUPBOARD:**

Housing hot water cylinder & Worcester gas fired wall mounted C.H boiler;

**FIRST FLOOR:**

**LANDING:** With access to loft, false archway to:-

**STUDY/OFFICE:** 12'(max) x 11'(max) with stripped wood floor;

**BATHROOM/W.C.(1):** With panelled bath with mixer tap & shower attachment, stripped wood floor, part tiled walls, heater towel rail, inset hand wash basin with mixer tap & cupboards under, fitted floor cupboards, medicine cabinets, integrated low level w.c.,;

**BATHROOM/W.C.(2):** With stripped wood floor, low level w.c., pedestal wash basin, panelled bath with mixer tap & shower attachment, tiled walls, heated towel rail;

**BEDROOM NO 1:** 16'5"(max) x 11'8"(max) with stripped wood floor, feature archway;

**BEDROOM NO 2:** 14'(max) x 11'10"(max) with stripped wood floor;

**BEDROOM NO 3:** 15'5"(max) x 10'7"(max) with stripped wood floor;

**BEDROOM NO 4:** 10'10"(max) x 10'7"(max) with stripped wood floor;

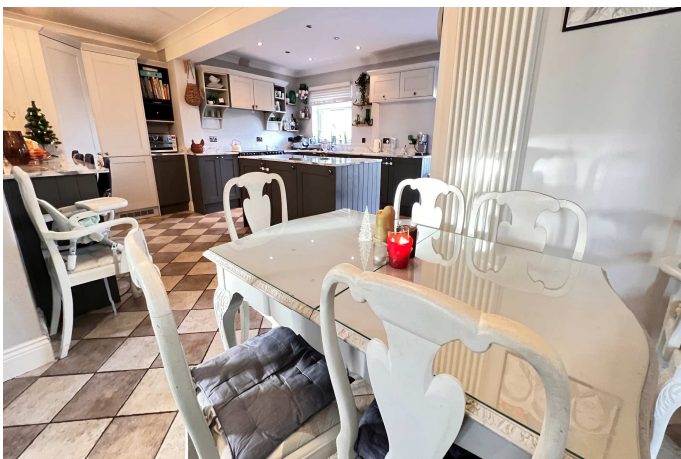
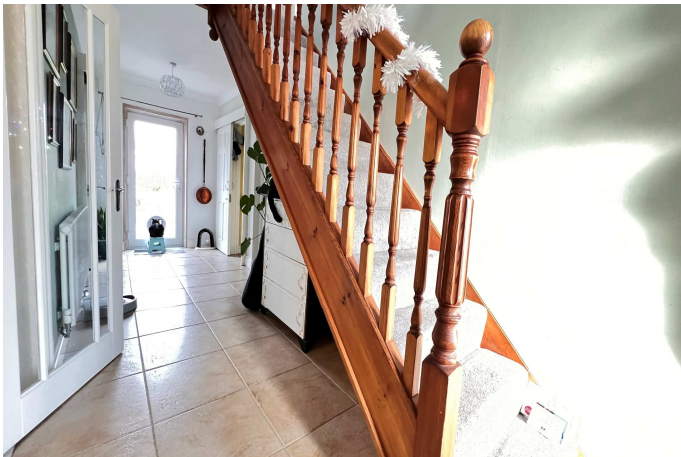
**BEDROOM NO 5:** 13' 5" (max) x 10' 8" (max) With full width range of fitted wardrobe/cupboards, stripped wood floor.

**OUTSIDE: COLD WATER TAP; TIMBER OUTBUILDING:**

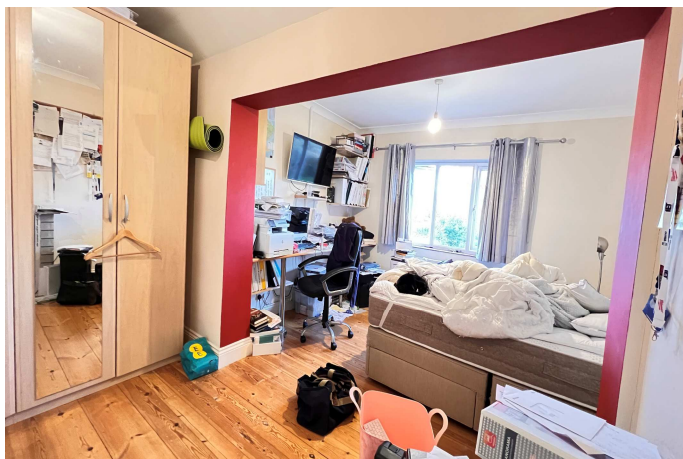
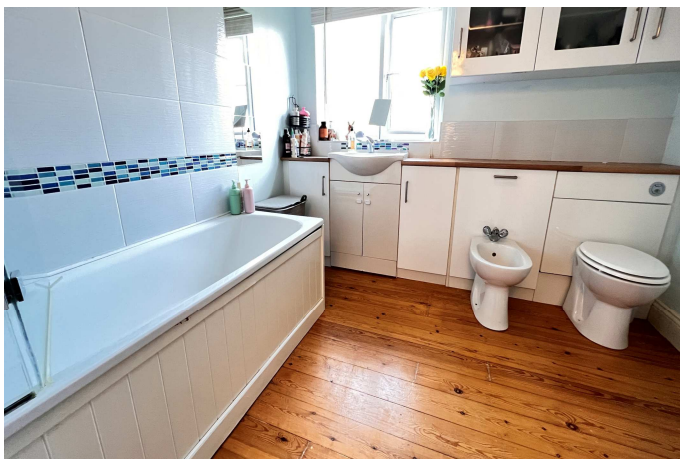
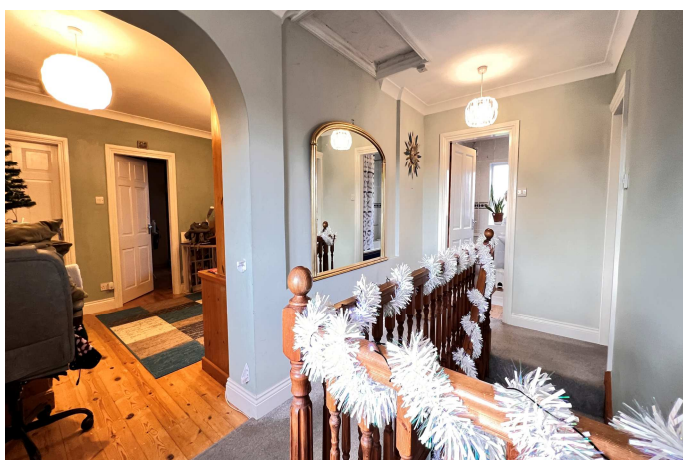
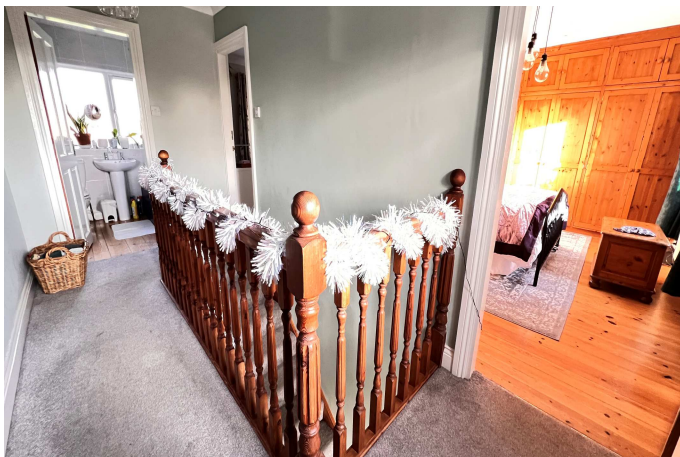
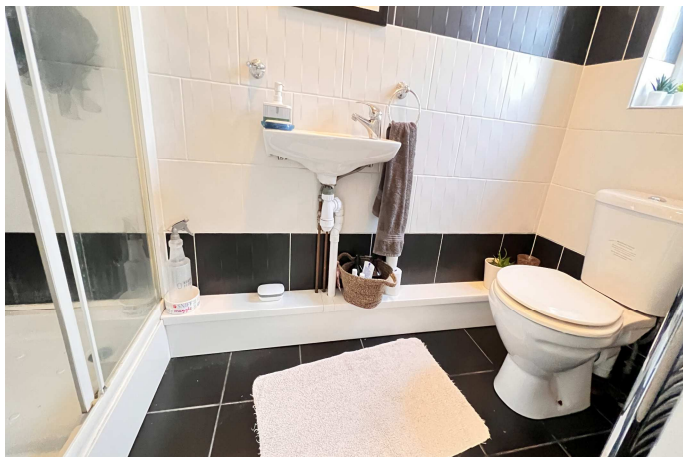
**GARAGE:** 16'3"(max) x 15'2"(max) with up & over door, personal door, power & lighting;

**GARDENS:** To front down to an extensive block paved multi vehicle off road parking space/concrete in & out driveway, with lawn, shrubs, borders and conifers. Pathway to side leads to the large rear garden which is laid to lawn with hedgerows, trees, shrubs and an extensive paved patio area.

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