

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

E-mail:
wisbech@robert-hale-homes.co.uk
Website:
www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**13 ALLENBYS CHASE
SUTTON BRIDGE
PE12 9SY**

THE PROPERTY: THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A RESIDENTIAL ROAD IN THIS POPULAR LINCOLNSHIRE VILLAGE WITH ITS OWN SCHOOL POST OFFICE PUB & SHOPS CLOSE TO COASTAL WALKS! *FITTED KITCHEN WITH BUILT-IN OVEN AND HOB *GENEROUS ENCLOSED GARDENS TO REAR *EXTENSIVE MULTI VEHICLE OFF ROAD PARKING *DOUBLE GARAGE *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *IDEAL FIRST TIME BUY OR SECOND HOME *VIEW QUICKLY!

THE PRICE: £190,000 **FREEHOLD** **EPC BAND D**

REF. 9030

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: 9030 13 ALLENBYS CHASE, SUTTON BRIDGE

COUNCIL TAX: **BAND A** **SOUTH HOLLAND COUNCIL**

HOW TO GET THERE:

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off.

LOUNGE/DINER: 17' (max) x 11'2" (max) With built-in cupboard housing Worcester gas fired wall mounted combi boiler, laminate floor, feature fire surround enclosing a fitted "flame effect" gas fire.

KITCHEN/BREAKFAST ROOM:

12'1" (max) x 10'3" (max) With tiled floor, part tiled walls, built-in gas hob, electric hob hood, range of wall cupboards, wine rack, built-in carousel unit, built-in electric oven, built-in double store cupboard, preparation surfaces with cupboards under, inset single drainer sink unit with mixer tap and cupboard under, space/plumbing for dishwasher.

GROUND FLOOR CLOAK ROOM/W.C.:

With tiled floor, tiled walls, extractor fan, low level w.c.,

GROUND FLOOR BATHROOM:

With shower/bath with Mira electric shower overhead, inset hand wash basin with mixer tap and cupboard under, heated towel rail, part tiled walls, tiled floor.

REAR LOBBY: With tiled floor.

UTILITY: 10' (max) x 5'1" (max)

FIRST FLOOR:

LANDING: With laminate floor, access to loft.

BEDROOM NO 1: 14'1" (max) x 9'6" (max) With range of fitted units including bedside tables, blanket cupboards, dressing unit and wardrobe/cupboards.

BEDROOM NO 2: 12' (max) x 10' (max)

BEDROOM NO 3: 9'1" (max) x 8'10" (max)

OUTSIDE: **RANGE OF TIMBER STORE SHEDS: SUMMER HOUSE: GAZEBO:**

DETACHED DOUBLE GARAGE:

19'6" (max) x 17'5" (max) With two up and over doors, personal door, power and lighting, plumbing for automatic washing machine.

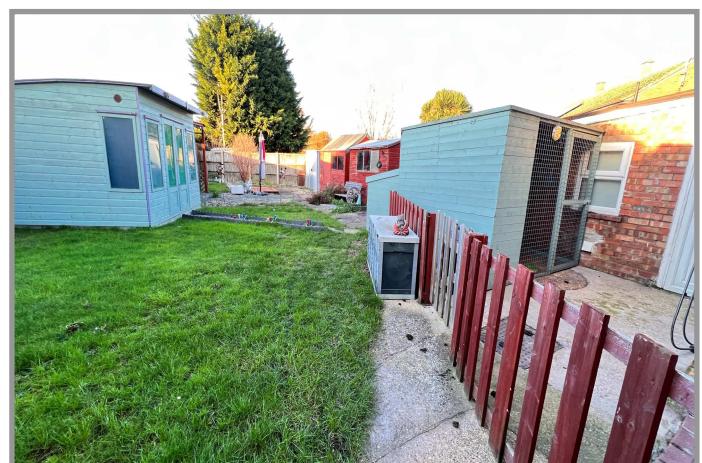
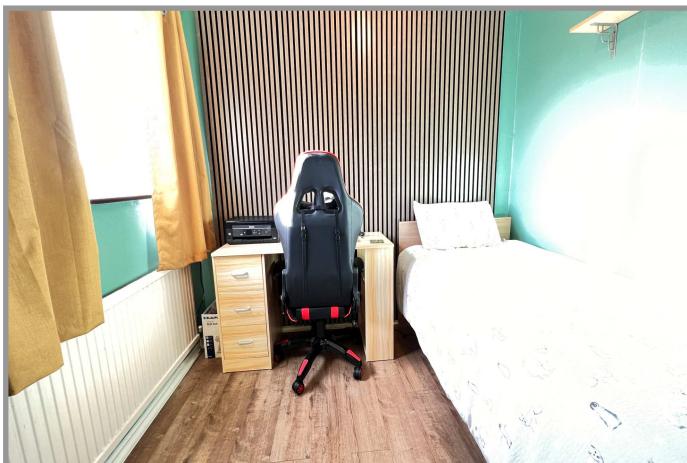
GARDENS:

To front down to an extensive shingle multi vehicle off road parking space. Generous enclosed gardens to rear, laid to lawn with concrete courtyard, extensive paved patio areas and pathways.

REF: 9030 13 ALLENBYS CHASE, SUTTON BRIDGE



REF: 9030 13 ALLENBYS CHASE, SUTTON BRIDGE



REF: 9030 13 ALLENBYS CHASE, SUTTON BRIDGE