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7 DAYS

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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)

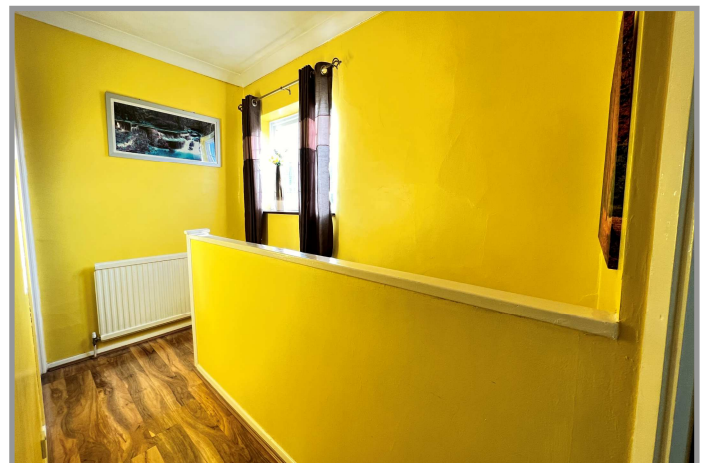
BEDROOM NO 3: 9'1" (max) x 8'10" (max)

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

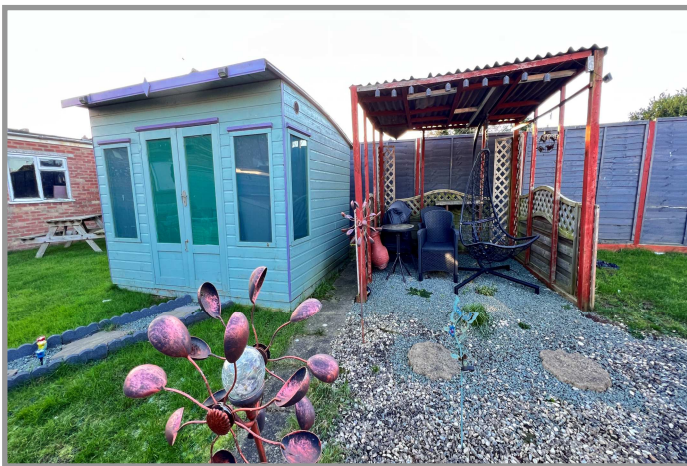
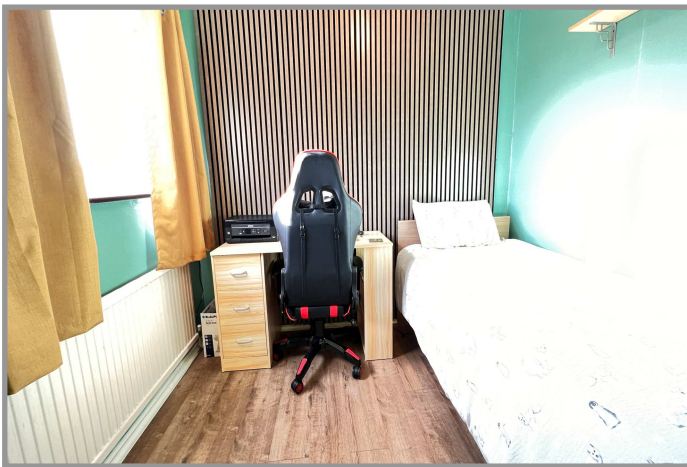
DETACHED DOUBLE GARAGE: 19'6" (max) x 17'5" (max) With two up and over doors, personal door, power and lighting, plumbing for automatic washing machine.

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.

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