



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**



**122 RAMNOTH ROAD  
WISBECH  
PE13 2JD**

**THE PROPERTY:**

DECEPTIVELY SPACIOUS THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED IN A POPULAR RESIDENTIAL ROAD CLOSE TO SCHOOLS AND COLLEGE \* 21FT LOUNGE/DINER \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* GENEROUS ENCLOSED GARDENS TO REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET \* VIEW QUICKLY \* NO UPWARD CHAIN!

**THE PRICE:**

**£149,995**

**FREEHOLD EPC BAND C**

**REF.9039**

**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.





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

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. At the second set of traffic lights turn left into Norwich Road. Then turn fourth right into Ramnoth Road. The property is on the left hand side in due course.

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

**LOUNGE/DINER:** 21' 6 (max) x 12' (max) With feature square archway, stairway off.

**FITTED KITCHEN:** 11' 8" (max) x 11' 3" (max) 'L' shaped with built in gas hob, built in electric oven, electric hob hood, inset 1 ½ bowl sink unit with mixer tap, preparation surfaces with drawers & cupboards under, wine rack, LVT floor.

**GROUND FLOOR BATHROOM/W.C.:**

With low level W.C., pedestal wash basin, shower/bath with mixer tap & shower attachment, LVT floor.

**FIRST FLOOR:**

**LANDING:** With access to loft.

**BEDROOM NO 1:** 11' 2" (max) x 11' 1" (max) With feature original fireplace, built in wardrobe/hanging area.

**BEDROOM NO 2:** 10' (max) x 9' 3" (max).

**BEDROOM NO 3:** 8' 4" (max) x 10' (max) With recess housing Ideal gas fired wall mounted combi-boiler.

**OUTSIDE:**

**SMALL GARDENS:** To front down to shingle, generous enclosed garden to rear laid to lawn. Pathway leads along the side of the house from front to rear.



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