

**ROBERT  
HALE  
HOMES FOR  
SALE**

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**



**26 STATION DRIVE  
WISBECH  
PE13 2PX**

**THE PROPERTY:**

BEAUTIFULLY PRESENTED CONSIDERABLY EXTENDED  
THREE BEDROOM DETACHED HOUSE SITUATED ON A LARGE  
PLOT IN A SOUGHT AFTER RESIDENTIAL ROAD CLOSE TO  
THE TOWN CENTRE \*19' GARDEN ROOM \*17' FITTED  
KITCHEN WITH BUILT-IN OVEN, HOB & DISHWASHER  
\*UTILITY \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING  
\*GARAGE PLUS OFF ROAD PARKING \*SUPERB ENCLOSED  
GARDENS TO REAR \*VIEWING ABSOLUTELY ESSENTIAL!

**THE PRICE:**

**£250,000**

**FREEHOLD EPC BAND D**

**REF. 8306**

**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. 8306 26 STATION ROAD, WISBECH**

**COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech Church Terrace car park take the Alexandra Road exit, turning left into Alexandra Road. Proceed to the second cross roads with Queens Road and proceed straight over, into Station Drive. The property is on the right hand side in due course.

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

**ENTRANCE /LOBBY:** With tiled floor.

**ENTRANCE HALL:** With laminate floor, under stairs cupboard, stair way off, meter cupboard.

**LOUNGE:** 12'4" (max) x 12' (max) With bay window, feature 'period style' open fireplace.

**GARDEN ROOM:** 17' (max) x 11'8" (max) With laminate floor, multi fuel burning stove, bifolding double glazed doors to garden.

**FITTED KITCHEN/DINER:** 17'1" (max) 13' (max) 'L' shaped with laminate floor, peninsular breakfast bar/preparation surface with drawers and cupboards under and wine rack, additional preparation surfaces with cupboards under, built-in electric oven, built-in electric hob, part tiled walls, range of wall cupboards, electric hob hood, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboard under, built-in dishwasher, fitted larder cupboard, space/plumbing for American fridge, feature square arch, concealed lighting.

**GROUND FLOOR CLOAKROOM/W.C.:** With low level w.c., under floor heating with individual thermostat.

**UTILITY:** 10'4" (max) x 8'6" (max) With work top with space/plumbing for automatic washing machine and space/vent for tumble drier, range of wall cupboards, broom cupboard, inset stainless steel sink unit with mixer tap and cupboard under, Ferroli gas fired wall mounted combi boiler.

**FIRST FLOOR:**

**LANDING:** With access via folding ladder to part boarded roof.

**BATHROOM/W.C.HOWER ROOM:**  
: With tiled floor, oval free standing bath with mixer tap and shower attachment, hand wash basin with mixer tap and cupboards under, heated towel rail, low level w.c., Quadrant shower with chrome shower valve and spray, under floor heating with individual thermostat.

**BEDROOM NO 1:** 12' (max) x 12' (max) With fitted twin bunk beds.

**BEDROOM NO 2:** 12' (max) x 12' (max) With range of fitted units including wardrobes/cupboards and shelving.

**BEDROOM NO 3:** 8'8" (max) x 8' (max) With fitted hanging space and shelving.

**OUTSIDE:** **EXTERNAL POWER POINT: SUMMER HOUSE: OUTSIDE LIGHTS:  
COLD WATER TAP:**

**GARAGE:** 17'4" (max) x 8'8" (max) With timber double doors, personal door, power and lighting joist storage.

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**LOW MAINTENANCE GARDENS:**

To front, down to an ornamental concrete hard standing and off road parking spaces. Timber gate to side opens on to a pathway leading to generous attractive enclosed gardens to rear, laid to lawn with borders, shrubs, and an extensive paved patio. Enclosed storage area to side.

N.B. The Hot Tub is subject of a separate negotiation.



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