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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**19, ROSE WALK
WISBECH
PE13 1SG**

THE PROPERTY: A RARE OPPORTUNITY TO BUY A STUNNING SPACIOUS THREE BEDROOMED DETACHED BUNGALOW ON THIS EXCLUSIVE CUL-DE-SAC * 34FT LOUNGE!! * 15FT FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES * 24FT CONSERVATORY * MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. * LOVELY GARDENS TO REAR * GARARGE PLUS MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY TO AVOID DISAPPOINTMENT * NO UPWARD CHAIN!

THE PRICE: **£349,995** **FREEHOLD** **EPC BAND D** **REF.8739**

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.8739 19, ROSE WALK, WISBECH.

COUNCIL TAX: **BAND D FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about ½ a mile then turn left into Harecroft Road. Then turn first right into Pickards Way. Then first right into Rose Walk.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY: With tiled floor.

ENTRANCE HALL: With laminate floor, built in airing cupboard housing hot water cylinder with immersion heater, access to loft.

LOUNGE/DINER: 34' 6" (max) x 13' (max) With feature fireplace enclosing a fitted 'living flame' gas fire, bay window, double glazed patio doors to conservatory.

FITTED KITCHEN: 15' 2" (max) x 13' 4" (max) With tiled floor, tiled walls, range of wall cupboards, display cupboards with glazed door, corner display shelving, central heating programmer, broom cupboard, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, wine rack, built in electric hob, electric hob hood, built in electric double oven, built in fridge, built in freezer.

BRICK & UPVC CONSERVATORY:

24' (max) x 9' 7" (max) With double glazed French doors to rear garden, laminate floor.

BATHROOM/W.C.: With panelled bath with mixer tap & shower attachment, pedestal wash basin, low level W.C., tiled floor, tiled walls, shaver point.

BEDROOM NO 1: 14' 4" (max) x 13' 5" (max) With "display niche", range of fitted wardrobe/cupboards, bedside tables, display shelving, blanket cupboards.

EN SUITE SHOWER ROOM/W.C.:

With quadrant shower cubicle with thermostatic shower, tiled walls, tiled floor, integrated hand wash basin with mixer tap & cupboards under, integrated low level W.C., illuminated wall mirror.

BEDROOM NO 2: 12' 8" (max) x 10' 4" (max) With fitted wardrobe/cupboards, bedside tables, blanket cupboards.

BEDROOM NO 3: 10' 4" (max) x 9' 3" (max).

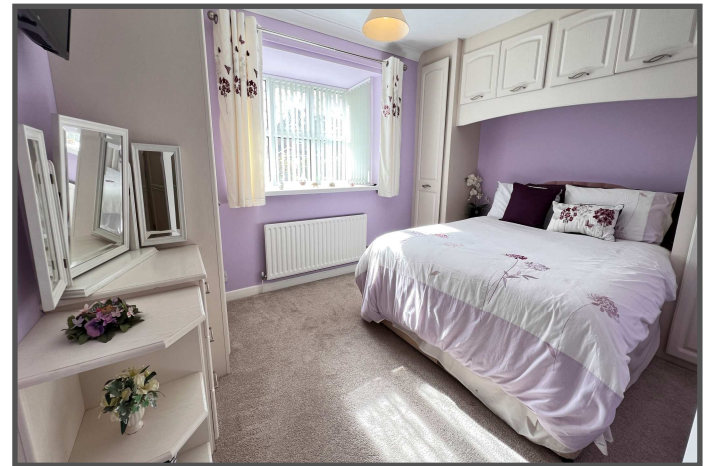
OUTSIDE: **SECURITY LIGHT : STORE SHED**

GARAGE: 18' 7" (max) x 9' 2" (max) With up & over door, power & lighting, Logic gas fired wall mounted central heating boiler, access to loft

GARDENS: To front, laid to lawn with borders and a paved strip driveway/off road parking area. Paved pathway to side leads through a timber gate to the enclosed split level rear garden which is laid to lawn with borders etc and a block paved patio.

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