

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**THE COTTAGE
HIGH ROAD, THOLOMAS DROVE
PE13 4SL**

THE PROPERTY: A BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED COTTAGE OF ENORMOUS CHARM & CHARACTER DATING BACK TO THE 1800's
* LOVELY RURAL LOCATION, YET HAVING EASY ACCESS TO PETERBOROUGH, WISBECH & MARCH * FITTED KITCHEN WITH A WEALTH OF BUILT IN APPLIANCES * SEPARATE DINING ROOM
* GROUND FLOOR BED-SIT WITH EN SUITE * CLOAKROOM/W.C. * OIL FIRED CENTRAL HEATING * MOSTLY DOUBLE GLAZED * CHARMING ENCLOSED GARDENS * 23' GARAGE PLUS OFF ROAD PARKING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £340,000 FREEHOLD EPC BAND F

REF. 8901

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 B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed with the National Trust Logo. Proceed to the traffic lights and turn right over the Old Bridge then turn immediately left into North Brink. Proceed to the traffic lights then proceed straight over. Follow the road for several miles to the village of Wisbech St Mary. Proceed all the way through the village and continue to follow the main road. After a few miles the hamlet of Tholomas Drove will be approached. The property is on the left hand side in the 'lay by' road opposite the pub.

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 18i'8"(max) x 12'9"(max) with parquet floor, feature fireplace enclosing a Log Burning Stove, bow window, beamed ceiling;

DINING ROOM: 11'5"(max) x 10'(max);

FITTED KITCHEN/BREAKFAST ROOM:

13'8"(max) x 12'7"(max) 'L' shaped with ceramic deep sink with mixer tap & cupboard under, preparation surfaces with drawers & cupboards under, built in fridge, built in freezer, built in ceramic hob, built in electric double oven, electric hob hood, cupboard housing 'Grant' oil fired C/H boiler, fitted dresser unit with built in wine cooler, enclosed stairway off, built in larder, built in dishwasher;

GROUND FLOOR BEDSITTING ROOM 3:

15'2"(max) x 8'7"(max) with its own access, with oak floor;

EN SUITE CLOAKROOM/W.C.:

With integrated low level w.c., integrated hand wash basin;

UTILITY:

7'3"(max) x 7'(max) with space/plumbing for automatic washing machine, ceramic sink unit with mixer tap, space for tumble drier

FIRST FLOOR:

LANDING:

With access to loft;

SPACIOUS BATHROOM/W.C./SHOWER ROOM.:

With heated towel rail, low level w.c., panelled bath with mixer tap & shower attachment, inset hand wash basin with mixer tap & cupboards under, tiled shower cubicle with Mira electric shower, built in airing cupboard housing hot water cylinder with immersion heater;

BEDROOM NO 1:

13'8"(max) x 10'(max) with full width range of fitted units including wardrobe/cupboards, dressing unit and blanket cupboards;

BEDROOM NO 2:

12'(max) x 11'(max) with two built in double wardrobe/cupboards;

OUTSIDE:

OIL STORAGE TANK:

TIMBER GARAGE/WORHSOP:

23'(max) x 10'8"(max) with power & lighting;

GARDENS:

Small gardens to front laid to lawn with trees & shrubs. Timber double gates open onto a shingle off road parking space to rear. Enclosed gardens to side & rear, laid to lawn with borders, shrubs, paved pathways, paved patio and an ornamental pond. Paved courtyard to rear.

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