

**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



**2B THIRD AVENUE
WISBECH
PE13 2BJ**

THE PROPERTY:

THIS IS A STUNNING "SHOW HOUSE"! EXTREMELY DECEPTIVE, BEAUTIFULLY PRESENTED, THREE DOUBLE BEDROOMED DETACHED HOUSE SITUATED IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AVENUES OF THE TOWN * 19FT FITTED KITCHEN * USEFUL UTILITY * LOVELY CONSERVATORY * THREE BATH/SHOWER ROOMS (TWO EN-SUITE) COMPACT ORNAMENTAL LANDSCAPED GARDENS TO REAR * 19FT GARAGE PLUS MULTI-VEHICLE PARKING * GAS CENTRAL HEATING & DOUBLE GLAZING * MUST, MUST. MUST BE VIEWED!

THE PRICE:

£299,995 FREEHOLD EPC BAND C

REF.8295

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.8295 2B THIRD AVENUE, WISBECH

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Then turn seventh right into Mount Drive, then second left into Third Avenue. The property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

UPVC ENTRANCE LOBBY:

ENTRANCE HALL: With laminate floor, stairway off, fitted work station, security alarm programmer;

LOUNGE/DINER: 19' 6" x 12" (max) x 12' (max) With feature exposed brick fire surround enclosing a wood burning stove, T.V. point.

FITTED KITCHEN/DINER: 19' 6" (max) x 12' (max) With laminate floor, built in automatic washing machine, built in dishwasher, larder cupboards, built in electric double oven, range of wall cupboards, display cupboard with glazed doors, preparation surfaces with drawers & cupboards under, built in electric hob, electric hob hood, part tiled walls, wine rack, inset ceramic single drainer 1 ½ bowl sink unit with mixer tap;

GROUND FLOOR CLOAKROOM/W.C.:

With laminate floor, integrated hand wash basin with mixer tap & cupboards under, low level W.C., extractor fan;

UTILITY: With laminate floor, built in double cloaks cupboard, space for an "American fridge"

UPVC CONSERVATORY: 17' 4" (max) x 10" (max) With laminate floor, double glazed french doors to rear garden;

FIRST FLOOR:

GALLERY LANDING: With built in double store cupboard;

FAMILY BATHROOM/W.C.: With laminate floor, panelled bath with mixer tap & shower attachment, integrated low level W.C., integrated hand wash basin with mixer tap & cupboards under, part tiled walls, shaver point, medicine cabinets;

BEDROOM NO 1: 14' 2" (max) x 10' 5" (max)

EN SUITE SHOWER ROOM/W.C.:

With laminate floor, tiled & screened shower cubicle with thermostatic shower, integrated low level W.C., integrated hand wash basin with mixer tap & cupboard under, with tiled walls, shaver point, extractor fan;

BEDROOM NO 2: 13' 6" (max) x 11' 3" (max);

EN SUITE SHOWER ROOM/W.C.:

With low level W.C., pedestal wash basin with mixer tap, tiled & screened shower cubicle with thermostatic shower, laminate floor, part tiled walls, wall cupboards, floor cupboards, shaver point, extractor fan;

BEDROOM NO 3: 12' (max) x 11' 6" (max) With range of fitted wardrobe/cupboards with mirror door;

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OUTSIDE:

TIMBER STORE SHED : SECURITY LIGHT : OUTSIDE LIGHT : LOG STORE

GARAGE:

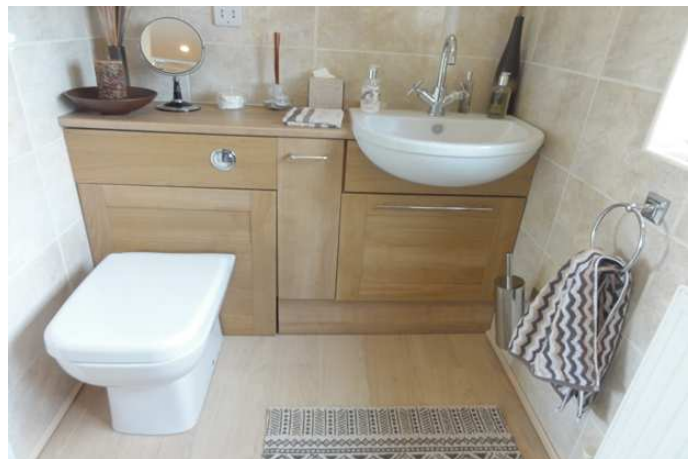
19' 7" (max) x 10' (max) With electronically operated remote controlled up & over door, personal door, power & lights, Valliant gas fired wall mounted central heating boiler & pressurised hot water cylinder;

LOW MAINTENANCE GARDENS:

To front down to block paved double off road parking area with trees, shrubs etc. Block paved pathway to side leads through a timber gate to the enclosed low maintenance rear garden which is part block paved with a paved patio, numerous shrubs, borders, trellis, raised seasonal vegetable border, stone chippings , lovely water feature and a pergola.



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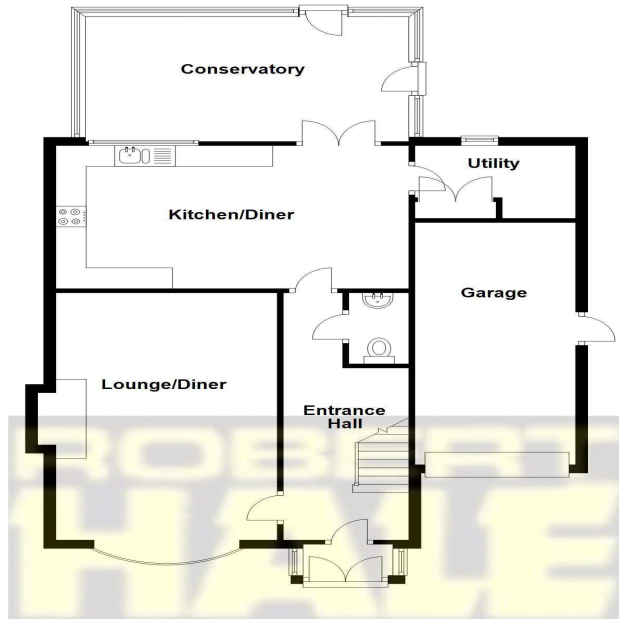


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Ground Floor



First Floor

