

**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



**CASCADE
CHAPEL ROAD, TILNEY FEND END
PE14 8JL**

THE PROPERTY:

DECEPTIVELY SPACIOUS RURAL THREE BEDROOMED DETACHED BUNGALOW WHICH HAS BEEN THE SUBJECT OF A RECENT REFURBISHMENT PROGRAMME AND OVERLOOKS OPEN FIELDS * LARGE KITCHEN/DINER WITH COOKER & FRIDGE/FREEZER * GENEROUS ENCLOSED GARDENS TO REAR * MASSES OF OFF ROAD PARKING * 445SQFT WORKSHOP * AIR SOURCE HEAT PUMP HEATING * DOUBLE GLAZING * MUST BE VIEWED TO BE APPRECIATED!

THE PRICE:

£250,000 FREEHOLD EPC BAND D

REF.8341

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. CASCADE, CHAPEL ROAD, TILNEY FEN END

**COUNCIL TAX: BAND B KINGS LYNN & WEST NORFOLK
BOROUGH COUNCIL**

HOW TO GET THERE:

From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road all the way to the A47 by-pass roundabout. Take the second exit signed St Pauls Road Services. Follow the road to a 'T' junction and turn right. Follow the road all the way to the crossroads in the centre of Marshland St James. Turn left into Smeeth Road. Follow the road for about 1.3 miles then turn right into Chapel Road. The property is on the left hand side immediately before the Chapel..

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With ceiling access to hot water cylinder:
Square arch to kitchen/diner:-

LOUNGE/DINER: 17' 2" (max) x 15' 4" (max) With bay window, feature crushed marble fire surround with tiled hearth and enclosing a multi-fuel burner;

KITCHEN/DINER: 16' 9" 9 (max) x 14' 8" (max) With Montpellier LPG cooker, Montpellier fridge/freezer, part tiled walls, range of wall cupboards, display cupboards with glazed door, corner display shelving, niche for wood burner, larder cupboard with cupboard over, space/plumbing for dishwasher, space/vent for tumble drier, preparation surfaces with drawers & cupboards under;

BATHROOM/W.C.: With tiled walls, pedestal wash basin, low level W.C., panelled bath with Tritron electric shower overhead;

BEDROOM NO 1: 11' 10" (max) x 10' 11" (max);

BEDROOM NO 2: 11' 8" (max) x 11" (max) With double glazed french doors to rear garden;

BEDROOM NO 3: 11' (max) x 7' 7' (max);

OUTSIDE: **SECURITY LIGHT : CATTERY : MITSUBISHI AIR SOURCE HEAT PUMP :
COLD WATER TAP :**

GARAGE/WORKSHOP: 21' 9" (max) x 20' 5" (max);

LEAN-TO DOUBLE STORE: 17" (max) x 7" (max);

GARDENS: To front, overlooking open fields, and down to stone chippings multi-vehicle off road parking space, which extends along the side of the bungalow to the enclosed rear garden which is down to an additional stone chippings multi-vehicle off road parking space, extensive concrete patio area and a lawn preparation area, concrete courtyard to side.

N.B. The view over the Fen is the view from the front of the property 14/09/20





REF. CASCADE, CHAPEL ROAD, TILNEY FEN END

