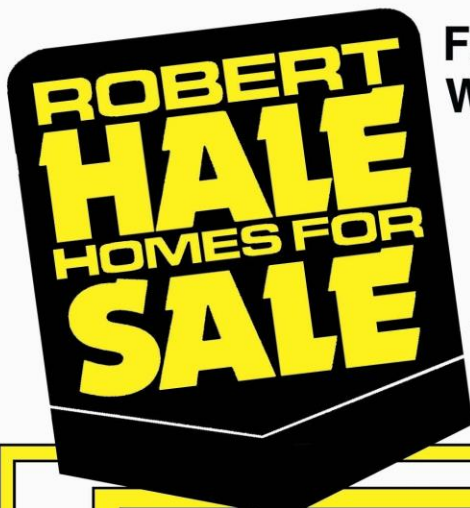




Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

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



**12 HERON ROAD
WISBECH
PE13 2TR**

THE PROPERTY: MODERN TWO DOUBLE BEDROOM DETACHED BUNGALOW IN A POPULAR LOCATION CLOSE TO SCHOOLS RETAIL PARK & MAIN ROAD NETWORK *FITTED KITCHEN WITH BUILT-IN OVEN & HOB *18' LOUNGE *ATTRACTIVE ENCLOSED GARDENS TO REAR *GARAGE PLUS OFF ROAD PARKING SPACE *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *NO UPWARD CHAIN! *VIEW QUICKLY!

THE PRICE: £179,995 **FREEHOLD** **EPC BAND C**

REF. 9069

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: 9069 12 HERON ROAD, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With access to loft, C/H thermostat, built-in airing cupboard housing Ideal gas fired combi boiler.

LOUNGE: 18'10" (max) x 14' (max) 'L' shaped with feature fire place enclosing a "living flame" gas fire, double glazed french doors to rear garden.

KITCHEN: 8'10" (max) x 7'11" (max) With preparation surfaces with drawers and cupboards under, space for fridge, built-in electric oven, built-in gas hob, electric hob hood, range of wall cupboards, inset ceramic 1 ½ bowl single drainer sink unit with mixer tap, space/plumbing for automatic washing machine, tiled floor, part tiled walls.

INNER LOBBY: 16'8" (max) x 3'6" (max) With tiled floor, door to garage, door to rear garden.

SHOWER ROOM/W.C.: With walk-in double shower cubicle with glass screen and thermostatic shower, pedestal wash basin with mixer tap, low level w.c., heated towel rail, tiled walls.

BEDROOM NO 1: 11'3" (max) x 10'5" (max) (into wardrobe) With full width fitted wardrobe/cupboards including dressing unit, bay window.

BEDROOM NO 2: 9'7" (max) x 9'1" (max) With bay window, fitted wardrobe/cupboard.

OUTSIDE: **COLD WATER TAP: OUTSIDE LIGHTS:**

GARAGE: 17'1" (max) x 7'10" » (max) With up and over door, joist storage, power and lighting.

GARDENS: To front down to granite chippings borders to front and side with various shrubs and trees. Tarmac driveway/off road parking space, block paved pathway leads to the side entrance doors. Lovely part walled enclosed gardens to rear laid to lawn with a large paved patio area, borders, trees, shrubs and raised beds.



REF: 9069 12 HERON ROAD, WISBECH



REF. 9060 12, HERON ROAD, WISBECH



REF. 9069 12, HERON ROAD, WISBECH

