

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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Website:  
www.robert-hale-homes.co.uk

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**14B, ELM HIGH ROAD  
WISBECH, PE14 0DG**

**THE PROPERTY:** MODERN THREE BEDROOMED SEMI DETACHED HOUSE ON A GENEROUS PLOT, CLOSE TO THE RETAIL PARK, MAIN ROAD NETWORK AND SCHOOLS \* CONSERVATORY \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* GARAGE PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING \* ENCLOSED GARDENS TO REAR \* VIEW QUICKLY TO AVOID DISAPPOINTMENT! \* NO UPWARD CHAIN!

**THE PRICE:** O.I.R.O £196,000 FREEHOLD EPC BAND C REF. 9027

**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: 9027 14B, ELM HIGH ROAD, WISBECH**

**COUNCIL TAX: BAND B KINGS LYNN & WEST NOFOLK B.C.**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. Follow the road all the way to fourth set of traffic at the end of the dual carriageway (opposite the CO OP Funeral Centre) and continue straight across. The property is shortly on the right hand side.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE CANOPY:**

**ENTRANCE HALL:** With laminate floor, stairway off;

**LOUNGE:** 14'3"(max) x 11'7"(max) with laminate floor, feature fire surround;

**FITTED KITCHEN/DINER:** 15'7"(max) x 11'9"(max) with tiled floor, fitted larder cupboard, range of wall cupboards, preparation surfaces with drawers & cupboards under, built in electric oven, built in gas hob, electric hob hood, inert single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, cupboard housing Worcester gas fired wall mounted C/H boiler;

**GROUND FLOOR CLAKROOM/W.C.:**

With laminate floor, inset hand wash basin with mixer tap, extractor fan;

**BRICK & UPVC CONSERVATORY:**

12'3"(max) x 9'4"(max) with tiled floor, french doors to rear garden;

**FIRST FLOOR:**

**LANDING:** With built in airing cupboard housing hot water cylinder with immersion heater;

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

With low level w.c., bath with mixer tap & shower attachment plus Triton electric shower overhead, inset hand wash basin with mixer tap & cupboards under, tiled walls;

**BEDROOM NO 1:** 12'1"(max) x 7'4"(max) with built in double wardrobe/cupboard;

**BEDROOM NO 2:** 11'4"(max) x 8'4"(max) with built in double wardrobe/cupboard with mirror doors;

**BEDROOM NO 3:** 8'10"(max) x 7'13"(max) 'L' shaped with built in wardrobe/cupboard;

**OUTSIDE: SECURITY LIGHT: TIMBER STORE SHED: GREENHOUSE:**

**SECTIONAL GARAGE:** 13'7"(max) x 8'(max) with up & over door;

**GARDENS:** To front, down to an extensive paved multi vehicle off road parking space which extends along the side of the house. Timber gate to side opens onto the generous enclosed rear garden which is laid to lawn with beds, borders, paved patio & vegetable plot.



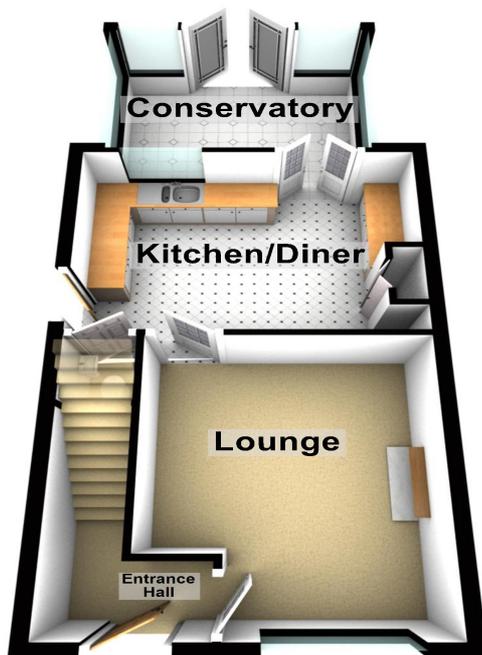
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### Ground Floor



### First Floor

