

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**343 NORWICH ROAD  
WISBECH  
PE13 3UQ**

**THE PROPERTY:** DECEPTIVELY SPACIOUS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED PERIOD COTTAGE OF GREAT CHARACTER  
\*20' LOUNGE \*15' DINING ROOM \*18' 'L' SHAPE FITTED KITCHEN  
\*CONSERVATORY \*LOW MAINTENANCE ENCLOSED GARDENS TO REAR  
\*DOUBLE OFF ROAD PARKING SPACE TO REAR \*GAS FIRED C/H \*DOUBLE GLAZED \*SITUATED CLOSE TO SCHOOLS & LOCAL SHOPS \*A LOVELY SPACIOUS FAMILY HOUSE \*VIEW QUICKLY!

**THE PRICE:** OIEO £210,000 FREEHOLD EPC BAND D REF. 9035

**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: 9035 343 NORWICH ROAD, WISBECH**

**COUNCIL TAX: BAND B 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. The property is on the left hand side after about 1 mile.

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

**ENTRANCE LOBBY:** With tiled floor.

**LOUNGE:** 20' (max) x 10'9" (max) With feature fire surround, double glazed french doors to rear garden.

**DINING ROOM:** 15'3" (max) x 10'10" (max) With stairway off.

**KITCHEN/BREAKFAST ROOM:**

18'2" (max) x 11'4" (max) 'L' shaped with laminate floor, range of wall cupboards, preparation surfaces with drawers and cupboards under, built in electric hob, built in electric oven, electric hob hood, space/plumbing for automatic washing machine and dishwasher, inset stainless steel single drainer sink unit with mixer tap and cupboard under, Ariston gas fired wall mounted combi boiler.

**GROUND FLOOR CLOAK ROOM/W.C.:**

With laminate floor, hand wash basin, low level w.c., extractor fan.

**REAR LOBBY:** With laminate floor.

**BRICK & UPVC CONSERVATORY:**

11'6" (max) x 9' (max) With laminate floor.

**FIRST FLOOR:**

**LANDING:**

**SPACIOUS BATHROOM/W.C.:** With tiled floor, part tiled walls, low level w.c., heated towel rail, panelled bath with thermostatic shower overhead, inset hand wash basin with mixer tap and cupboards under, medicine cabinet with illuminated mirror.

**BEDROOM NO 1:** 11'2" (max) x 11' (max)

**BEDROOM NO 2:** 11' (max) x 10'10" (max) 'L' shaped.

**BEDROOM NO 3:** 15'1" (max) x 7'8" (max) With sloping ceiling.

**OUTSIDE:** **SECURITY LIGHT: EXTERNAL POWER POINT: GAZEBO:  
TIMBER STORE SHED: COLD WATER TAP & SINK:**

**GARDENS:** Small low maintenance courtyard garden to front, down to shingle and paving. Attractive enclosed low maintenance garden to rear, down to Astro Turf, with an extensive paved patio.

Shared private roadway to side leads to the double off road parking space at the rear.

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