

**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**



**17 SOUTHFIELDS CLOSE**

**WISBECH**

**PE13 3XG**

**THE PROPERTY:**

ONE OF THE EVER POPULAR, BEAUTIFULLY PRESENTED TWO BEDROOMED DETACHED REASON BUNGALOWS SITUATED IN AN EXCLUSIVE RESIDENTIAL CUL-DE-SAC

\* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* LOVELY CONSERVATORY \* ENCLOSED LOW MAINTENANCE GARDENS TO REAR  
\* GARAGE PLUS CAR PORT PLUS MULTI-VEHICLE OFF ROAD PARKING!  
\* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* IDEAL RETIREMENT, FIRST TIME BUY OR INVESTMENT AS A BUY-TO-LET!  
VIEWING IS A MUST!

**THE PRICE:**

**OIEO £190,000**

**FREEHOLD EPC BAND D**

**REF.9045**

**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:9045 17 SOUTHFIELDS CLOSE, WISBECH.**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed Walsoken & West Walton. Follow the road for about 0.8 of a mile to the third set of traffic lights and turn left into Walton Road. Then turn third left into Southfields Close.

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

**ENTRANCE LOBBY:** With tiled floor.

**ENTRANCE HALL:** With laminate floor, central heating thermostat, access to loft, built in airing cupboard housing hot water cylinder with immersion heater & central heating programmer, built in store cupboard.

**LOUNGE:** 17' 11" (max) x 10' 6" (max) With feature fireplace enclosing a 'living flame' electric fire, double glazed patio doors to conservatory.

**FITTED KITCHEN:** 10' 8" (max) x 10' 2" (max) With preparation surfaces with drawers & cupboards under, inset ceramic 1 ½ bowl sink unit with mixer tap & cupboards under, space/plumbing for dishwasher, space/plumbing for washing machine, built in Belling electric oven, built in gas hob, built in electric hob hood, range of wall cupboards, part tiled walls, space for fridge/freezer, tiled floor.

**UPVC & BRICK CONSERVATORY:** 13' 11" (max) x 10' 8" (max) With laminate floor.

**BATHROOM/W.C.:** With integrated low-level W.C., integrated hand wash basin with mixer tap and cupboards under, illuminated mirror, tiled & screened double shower cubicle with thermostatic shower, extractor fan, tiled walls.

**BEDROOM NO 1:** 12' 4 (max) x 10' 10" (max).

**BEDROOM NO 2:** 9' 6" (max) x 7' 11" (max) With full width fitted wardrobes with mirror door.

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

**GARAGE:** 16' 7" (max) x 8' 2" (max) With up & over door, power & lighting, joist storage, shelving.

**LOW MAINTENANCE GARDENS:** To front and side down to gravel with a paved pathway to the front entrance door. Tarmac driveway/multi-vehicle off road parking/carport to the side with a paved pathway off to the side which leads to a timber gate opening into the enclosed low maintenance rear garden which is down to a paved patio and gravel with trees.



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