

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

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OVER 1000 OFFICES



**32 HEDGELANDS
WISBECH
PE13 3BA**

THE PROPERTY: THREE BEDROOMED MODERN SEMI-DETACHED HOUSE SITUATED IN A RESIDENTIAL CUL-DE-SAC CLOSE TO SCHOOLS * 23FT LOUNGE/ DINER * GROUND FLOOR CLOAKROOM W.C. * GAS FIRED CENTRAL HEATING (BOILER 2 YEARS OLD) * DOUBLE GLAZING * OFF ROAD PARKING SPACE * ENCLOSED GARDENS TO REAR * NO UPWARD CHAIN! * IDEAL FIRST TIME BUY OR AN INVESTMENT AS A 'BUY TO LET' * VIEW QUICKLY!!

THE PRICE:

£164,995

FREEHOLD

EPC BAND

REF.9052

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:9052 32 HEDGELANDS, WISBECH.

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With tiled floor.

LOUNGE/DINER: 23' (max) x 13' 9" With stairway off, laminate flooring, feature fireplace with living flame electric fire, double glazed French doors to rear garden, central heating thermostat.

KITCHEN: 8' 10" (max) x 7' 7" (max) With preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboard under, space/plumbing for washing machine, wall mounted gas fired Vokera combi boiler (2 years old), space for cooker, electric cooker point, range of wall cupboards, part tiled walls, tiled floor.

GROUND FLOOR CLOAK ROOM/W.C.:

With low level W.C., hand wash basin with mixer tap & cupboard under, tiled floor.

FIRST FLOOR:

LANDING: With access to loft, built in airing cupboard.

BATHROOM/W.C./SHOWER ROOM:

With pedestal wash basin, low level W.C., panelled bath with thermostatic shower overhead, tiled walls.

BEDROOM NO 1: 11' 8" (max) x 10' (max) With ceiling fan/light.

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

BEDROOM NO 3: 8' 4" (max) x 7' 3" (max).

GARDENS:

To front down to a gravel off road parking space with a paved pathway to the front entrance door and a gate to the side of the property opens onto the enclosed rear garden which is down to grass with a paved patio area and shrubs.



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