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7 DAYS

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**67 WESTMEAD AVENUE
WISBECH
PE13 2SL**

THE PROPERTY: AN IMPOSING FOUR (POTENTIAL FIVE*!) BEDROOMED DETACHED HOUSE SITUATED IN A CUL-DE-SAC LOCATION IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA *15' FITTED KITCHEN *SUPERB CONSERVATORY *SEPARATE DINING ROOM *MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. *MULTI VEHICLE OFF ROAD PARKING *ENCLOSED GARDENS TO REAR *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *VIEW QUICKLY!

THE PRICE: £270,000 **FREEHOLD** **EPC BAND C** **REF. 9023**

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: 9023 67 WESTMEAD AVENUE, WISBECH

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road all the way to the traffic lights at the very end of the dual carriageway. Continue straight on and then turn immediately first right into Westmead Avenue. The property is on the left hand side in due course.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light.

ENTRANCE HALL: With stairway off.

LOUNGE: 18'9" (max) x 11'9" (max) With feature fire surround with crushed marble hearth and enclosing a fitted "living flame" gas fire (test advised), laminate floor.

DINING ROOM: 10'3" (max) x 9' (max) With laminate floor, double glazed patio doors to Conservatory.

FITTED KITCHEN: 15'8" (max) x 9'6" (max) With tiled floor, part tiled walls, preparation surfaces with drawers and cupboards under, built-in electric oven, built-in electric hob, electric hob hood, range of wall cupboards, inset stainless steel single drainer sink unit with mixer tap and cupboards under,

GROUND FLOOR CLOAKROOM/W.C.:
With low level w.c., hand wash basin, laminate floor.

BRICK & UPVC CONSERVATORY:
12'10" (max) x 10'10" (max) With laminate floor, double glazed french doors to rear garden.

GROUND FLOOR BEDROOM 4:
15'8" (max) x 7'10" (max) With built-in cupboard housing Ideal gas fired wall mounted C/H boiler.

FIRST FLOOR:

LANDING: With built-in airing cupboard housing pressurised hot water cylinder with immersion heater, access to loft.

BATHROOM/W.C.: With panelled bath with mixer tap and shower attachment, integrated low level w.c., integrated hand wash basin with mixer tap and cupboards under, heated towel rail, tiled walls, shaver point.

BEDROOM NO 1: 14' (max) x 10'6" (max) With full width range of built-in wardrobe/cupboards with mirror doors.

EN SUITE SHOWER ROOM/W.C.:
With low level w.c., inset hand wash basin with mixer tap and cupboards under, Quadrant shower cubicle with thermostatic shower, tiled walls.

BEDROOM NO 2: 15'10" (max) 13' (max) (originally 2 bedrooms).

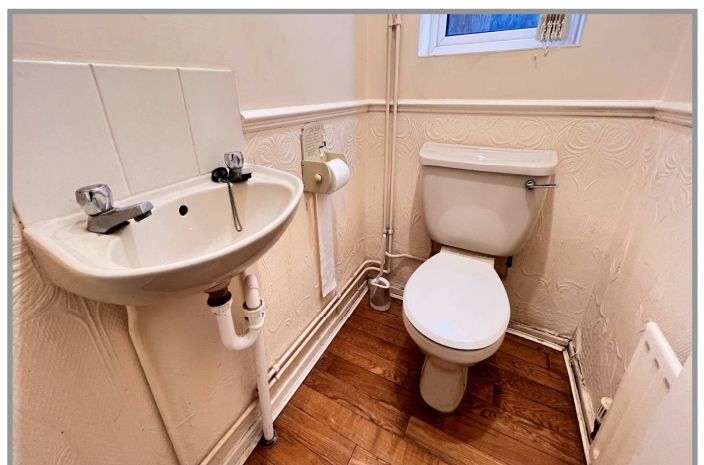
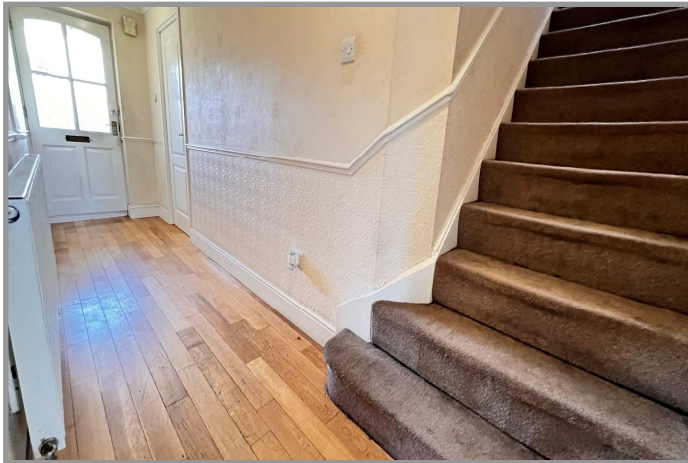
BEDROOM NO 3: 10' (max) x 8'4" (max) With full width range of built-in wardrobe/cupboards.

OUTSIDE: TIMBER STORE SHED: OUTSIDE LIGHTS:

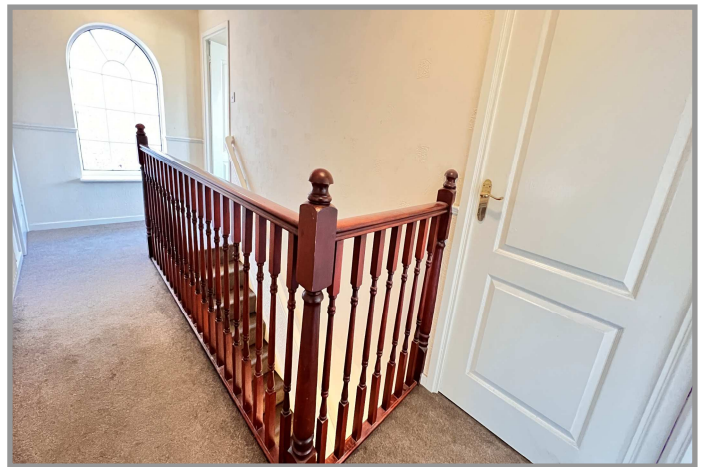
GARDENS: To front, laid to lawn with shrubs and a tarmac driveway/multi vehicle off road parking area. Timber gate to side opens onto a paved pathway leading to the enclosed rear garden which is not directly overlooked and is part laid to lawn with an extensive paved patio.

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(*Please note the second bedroom was originally 2 bedrooms and is easily reconvertd to 2 bedrooms.)



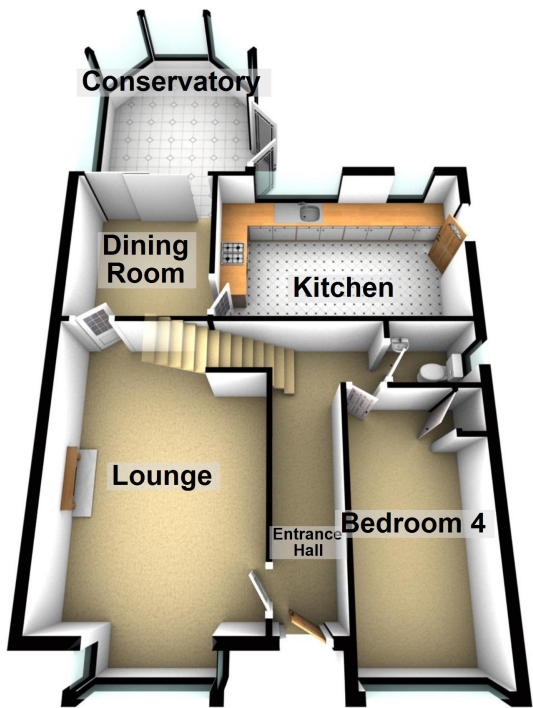
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Ground Floor



First Floor

