

**ROBERT  
HALE**  
HOMES FOR  
**SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU  
**WISBECH**  
**01945 465222**

E-mail:  
[wisbech@robert-hale-homes.co.uk](mailto:wisbech@robert-hale-homes.co.uk)  
Website:  
[www.robert-hale-homes.co.uk](http://www.robert-hale-homes.co.uk)

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**29 COPPERFIELDS  
WISBECH  
PE13 2HJ**

**THE PROPERTY:**

BEAUTIFULLY PRESENTED, VERY DECEPTIVE THREE STOREY, THREE BEDROOMED TERRACED HOUSE SITUATED ON THIS HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT CLOSE TO SCHOOLS & COLLEGE \* TWO BATH/SHOWER ROOMS (1 EN-SUITE) \* SUPERB FITTED KITCHEN WITH BELLING RANGE \* LOVELY ORNAMENTAL GARDENS TO REAR \* OFF ROAD PARKING \* DOUBLE GLAZING \* GAS FIRED CENTRAL HEATING \* MUST BE VIEWED TO BE FULLY APPRECIATED, SO MAKE AN APPOINTMENT NOW!!

**THE PRICE:**

**£225,000**

**FREEHOLD EPC BAND C**

**REF.9038**

**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:9038 29 COPPERFIELDS, 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. Then turn fourth right into Ramnoth Road. Then second left into Copperfields.

**THE ACCOMMODATION:**

(Dimensions given are approximate only)

**ENTRANCE HALL:**

With laminate floor, stairway off.

**LOUNGE:**

16' 3" (max) x 14' 8" (max) With double glazed patio doors to rear garden, feature fire surround enclosing a flame effect electric fire, understairs cupboard.

**FITTED KITCHEN:**

13' 10" (max) 7' 3" (max) With Belling Gas/Electric Range, electric hob hood, part tiled walls, wine rack, range of wall cupboards, cupboard housing Worcester gas fired wall mounted combi-boiler, space/plumbing for washing machine and space for condensing tumble drier, preparation surfaces with drawers & cupboards under, inset single drainer sink unit with mixer tap & cupboard under, space for American fridge, tiled floor.

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

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

**FIRST FLOOR:**

**LANDING:**

With built in linen cupboard, stairway off to second floor.

**BATHROOM/W.C.:**

With integrated low-level W.C., integrated hand wash basin with mixer tap & cupboard under, panelled bath with mixer tap, part tiled walls, fitted wall mirror and shelving.

**BEDROOM NO 2:**

14' 9" (max) x 8' 7" (max) built in double wardrobe/cupboard.

**BEDROOM NO 3:**

8' (max) x 8' 8" (max).

**SECOND FLOOR:**

**BEDROOM NO 1:**

15' 7" (max) x 12' (max) With built in double wardrobe/cupboard, range of blanket cupboards, built in single wardrobe/cupboard.

**OUTSIDE:**

**TIMBER WORKSHOP with power & lighting.**

**ONE ALLOCATED OFF ROAD PARKING SPACE : ONE VISITORS PARKING SPACE**

**LOW MAINTENANCE GARDENS:**

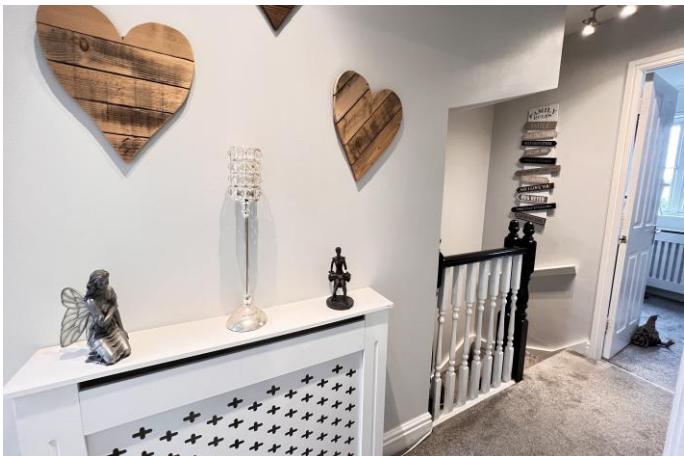
To front down to slate chippings with a paved pathway to the front entrance door. Enclosed ornamental low maintenance gardens to rear down to decking with stone chippings, garden seating, arbor, gazebo and garden lighting.



REF:9038 29 COPPERFIELDS, WISBECH.



REF:9038 29 COPPERFIELDS, WISBECH.



REF:9038 29 COPPERFIELDS, WISBECH.

