



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**16, ST MARKS ROAD  
GOREFIELD, PE13 4QQ**

**THE PROPERTY:** VERY DECEPTIVE, BEAUTIFULLY PRESENTED 3/4 BEDROOMED DETACHED BUNGALOW SITUATED IN A CUL DE SAC LOCATION IN THIS HIGHLY SOUGHT AFTER DEVELOPMENT IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN PUB, SHOP, POST OFFICE & SCHOOL \* LOVELY CONSERVATORY \* 300sq.ft LOUNGE \* USEFUL UTILITY \* HOME OFFICE/BEDROOM NO 4 \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \* MULTI VEHICLE OFF ROAD PARKING \* ATTRACTIVE ENCLOSED GARDENS TO REAR \* MUST BE VIEWED TO BE FULLY APPRECIATED

**THE PRICE:** oico £274,000 FREEHOLD EPC BAND D REF.9009

**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: 9009 16, ST MARKS ROAD, GOREFIELD**

**COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about 1 mile then fork left signed Leverington. Follow the road and at the Rising Sun Pub fork right signed Gorefield. Follow the main route for several miles to Gorefield. Proceed through the village and after passing the school on the left hand side continue straight across at the crossroads. Then turn first right into St Marks Road.

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

**ENTRANCE LOBBY:**

**ENTRANCE HALL:** With access via foldaway ladder to part boarded loft with lights, built in linen cupboard;

**LOUNGE:** 20'(max) x 15'4"(max) with feature fire surround enclosing an electric 'flame effect' fire, double glazed patio doors to CONSERVATORY;

**FITTED KITCHEN:** 13'1"(max) x 10'3"(max) with peninsular breakfast bar, range of wall cupboards, HOTPOINT electric cooker, electric hob hood, part tiled walls, preparation surfaces with drawers & cupboards under, space/plumbing for automatic washing machine, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboard under, space/plumbing for dishwasher;

**STUDY/HOME WORKPLACE/BEDROOM 0 4:**

9'(max) x 8'5"(max);

**UTILITY:** 9'(max) x 8'8"(max) with laminate floor, heated towel rail, work top with cupboards under & space/vent for tumble drier;

**BRICK & UPVC CONSERVATORY:**

14'1"(max) x 11'(max) with tiled floor, double glazed french doors to rear garden, store cupboards, underfloor heating;

**BATHROOM/W.C.:** With heated towel rail, ceramic free standing sink with mixer tap & cupboards under, tiled walls, low level w.c., panelled bath with shower overhead, extractor fan;

**BEDROOM NO 1:** 12'9"(max) x 11'6"(max) with fitted double wardrobe/cupboard;

**BEDROOM NO 2:** 13'(max) x 9'8"(max) with built in double wardrobe/cupboard;

**BEDROOM NO 3:** 11'6"(max) x 10'4"(max);

**OUTSIDE:** **ELECTRIC VEHICLE CHARGER POINT: TIMBER STORE SHED: COLD WATER TAP: EXTERNAL POWER POINT: METAL CASE HOUSING A GRANT FLOOR STANDING OIL FIRED COMBI BOILER: OIL STORAGE TANK:**

**GARDENS:** Low maintenance gardens to front, down to a concrete pathway, with borders and shingle patio area. Block paved multi vehicle off road parking area to side. Timber gate to the other side of the property opens onto a pathway leading to the enclosed rear garden which is laid to lawn with borders, paved patio, beds, trees & shrubs.



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