

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**47, MONEY BANK
WISBECH, PE13 2JJ**

THE PROPERTY: DECEPTIVELY SPACIOUS, THREE BEDROOMED 1930's SEMI DETACHED HOUSE OF GREAT CHARM & CHARACTER & SITUATED IN ATTRACTIVE GARDENS IN THIS SOUGHT AFTER RESIDENTIAL AREA * 26' LOUNGE * 15' CONSERVATORY * GAS FIRED CENTRAL HEATING * MOSTLY DOUBLE GLAZED * GARAGE PLUS OFF ROAD PARKING * GREAT POTENTIAL, SO VIEW QUICKLY!

THE PRICE: £175,000 FREEHOLD EPC BAND E REF. 9067

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: 9067 47, MONEY BANK, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With stairway off, laminate floor;

LOUNGE/DINER: 26'(max) 13'(max) with feature fireplace (1) enclosing a fitted 'flame effect' gas fire with back boiler (test advised) feature fireplace (2) enclosing a fitted gas fire (test advised)

KITCHEN: 15'(max) x 9'1"(max) with laminate floor, range of wall cupboards and display cupboards, preparation surfaces with drawers & cupboards under, gas cooker point, space/plumbing for automatic washing machine, part tiled walls, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, understairs cupboard;

UPVC CONSERVATORY: 10'(max) x 7'10"(max) with double glazed french door to rear garden;

FIRST FLOOR:

LANDING: With access to loft, built in airing cupboard housing hot water cylinder with immersion heater & C/H programmer;

BATHROOM/W.C.: With integrated low level w.c., integrated hand wash basin, panelled bath with electric shower overhead, tiled walls;

BEDROOM NO 1: 13'8"(max) x 11'4"(max) with extensive range of fitted units including wardrobe/cupboards, blanket cupboards, bedside tables;

BEDROOM NO 2: 11'6"(max) x 10'1"(max);

BEDROOM NO 3: 9'(max) x 7'7"(max) with range of fitted units including wardrobe/cupboards, bedside table and wall cupboards;

OUTSIDE:

COLD WATER TAP:

GARAGE:

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

GARDENS:

To front down to a block paved multi vehicle off road parking space; Wrought iron gate to side opens onto the rear & side gardens which are laid to lawn with borders, shrubs, trees and 2 paved patios.



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