

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
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**WISBECH**

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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**      **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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