ROBERT HALE HOMES FOR SALE

Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU
WISBECH
01945 465222
E-mail:
wisbech@robert-hale-homes.co.uk
Website:
www.robert-hale-homes.co.uk

7 DAYS
WISBECH 465222
MARCH 652785
NAEA NETWORK
OVER 1000 OFFICES



25 NEW DROVE
WISBECH PE13 2RZ

THE PROPERTY: A PROPERTY FULL OF SUPRISES! FOUR BEDROOMS! TWO BATH/SHOWER ROOMS! * MULTI-VEHICLE OFF ROAD PARKING! BEAUTIFULLY PRESENTED * DOUBLE GLAZING * GAS FIRED CENTRAL HEATING * CLOSE TO SCHOOLS, MAIN ROAD NETWORK AND RETAIL PARKS! * DON'T DELAY, VIEW QUICKLY! NO UPWARD CHAIN!

THE PRICE: **OIEO £155,000** **FREEHOLD** **EPC BAND C** **REF.9019**

SELLING? FREE, FREE, VALUATIONS!

Ombudsman Scheme

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.

Ombudsman Scheme

REF: 9019 25 NEW DROVE, WISBECH

COUNCIL TAX: **BAND A FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Proceed to the second set of traffic lights & turn right into Weasenham Lane, opposite Co-Op Funeral Services. Then turn second left into New Drove. The property is on the left-hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

SPACIOUS ENTRANCE HALL:
With stairway off.

LOUNGE/DINER: 14' 8" (max) x 10' 2" (max) With double glazed French doors to rear garden.

DINING ROOM/GROUND FLOOR BEDROOM 4:
10' 3" (max) x 9' 1" (max).

KITCHEN/BREAKFAST ROOM:
With Baxi gas fired wall mounted combi boiler, range of wall cupboards, part tiled walls, gas cooker point, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with cupboards under.

GROUND FLOOR BATHROOM/W.C.:
With low level W.C., pedestal wash basin, panelled bath with mixer tap and Thermostatic shower overhead

FIRST FLOOR:

LANDING: With access to loft.

BATHROOM/W.C.: With low level W.C., tiled & screened shower cubicle with thermostatic shower, pedestal wash basin, extractor fan.

BEDROOM NO 1: 12' 5" (max) x 11' 10" (max).

BEDROOM NO 2: 13' (max) x 11' 7" (max).

BEDROOM NO 3: 8' 3" (max) x 8' (max).

OUTSIDE: **OUTSIDE LIGHT**

GARDENS: To front down to tarmac double off road parking space. Enclosed low maintenance gardens to rear down to a tarmac patio area and lawn. Timber gate in the rear fence gives pedestrian access to Harrys Way to the rear.

REF: 9019 25 NEW DROVE, WISBECH










REF. 9019 25, NEW DROVE, WISBECH







