ROBERT HALE HOMES FOR SALE

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7 DAYS
WISBECH 465222
MARCH 652785
NAEA NETWORK
OVER 1000 OFFICES

2, KIRKGATE STREET
WALSOKEN, PE13 3QR

THE PROPERTY: A DECEPTIVELY SPACIOUS AND WELL PRESENTED THREE BEDROOMED DETACHED BUNGALOW SITUATED ON A PROMINENT CORNER PLOT CLOSE TO LOCAL SHOPS * 25` KITCHEN/DINER * LOVELY CONSERVATORY * 17` MASTER BEDROOM * 2 SHOWER ROOM/WC (1 en suite) * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * 20` DETACHED GARAGE * LOTS OF PARKING SPACE * ENCLOSED GARDENS TO SIDE & REAR * VIEWING ESSENTIAL!

THE PRICE: **£240,000 FREEHOLD EPC BAND C** **REF. 8917**

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: 8917 2, KIRKGATE STREET, WALSOKEN

COUNCIL TAX: **BAND B FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech office turn right onto the dual carriageway. At the second set of traffic lights turn left into Norwich Road. Proceed for about 0.9 of a mile then turn right into Chapnall Road and park immediately! The bungalow is on the corer of Kirkgate Street and Chapnall Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With access to loft;

LOUNGE: 12`7”(max) x 12`6”(max) with bay window;

FITTED KITCHEN/DINER: 25`10”(max) x 12`2”(max) `L` shaped with preparation surfaces with drawers & cupboards under, stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for washing machine, range of wall cupboards, space for fridge/freezer, wall mounted gas fired Baxi combi boiler, space for condenser tumble drier, part tiled walls, French doors to CONSERVATORY;

UPVC CONSERVATORY: 10`6”(max) x 8`8”(max) with tiled floor, part tile walls, patio doors to rear garden;

SHOWER ROOM/W.C.: With double tiled & screened shower cubicle with twin head thermostatic shower, low level w.c., hand wash basin with cupboard under & mixer tap, extractor fan, part tiled walls;

BEDROOM NO 1: 17`10”(max) x 9`1”(max) with built in wardrobe/cupboards, dual aspect windows;

EN SUITE SHOWER ROOM/W.C.:
With tiled & screened double shower cubicle with Triton electric shower, integrated hand wash basin with mixer tap & cupboard under, heated towel rail, low level w.c., extractor fan;

BEDROOM NO 2: 12`10”(max) x 12`3”(max) with bay window, fitted store cupboards;

BEDROOM NO 3: 8`8”(max) x 8`3”(max);

OUTSIDE: **OUTSIDE LIGHTS: COLD WATER TAP; GREENHOUSE; TIMBER STORE SHED:**

GARAGE: 20`2”(max) x 14`4”(max) with electronically operated roller door, joist storage, power & lighting, personal door;

GARDENS: To front down to shingle with paved pathway to the front entrance door. Timber gate opens onto the side & rear garden. Timber five bar gate to side of the property opens onto the multi vehicle off road parking area which is down to shingle, a paved pathway and a seasonal vegetable plot with a shingle border**.** Enclosed rear garden is part laid to lawn with raised shingle borders, paved pathway, paved patio area and shrubs;

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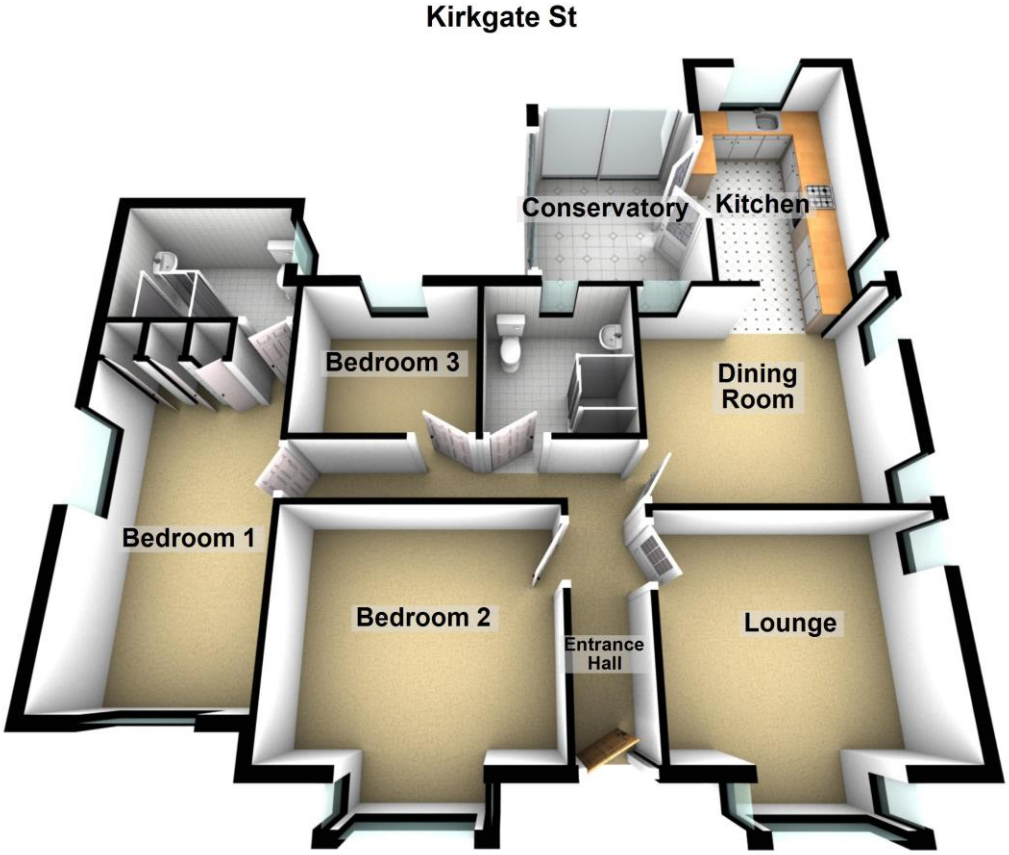
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