



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

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**45 MONEY BANK  
WISBECH  
PE13 2JN**

**THE PROPERTY:** TWO BEDROOM DETACHED BUNGALOW FOR IMPROVEMENT & MODERNISATION SITUATED ON A LARGE PLOT IN A SOUGHT AFTER RESIDENTIAL AREA \*EXTENSIVE MULTI VEHICLE OFF ROAD PARKING SPACE \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING \*ENORMOUS POTENTIAL \*VIEW QUICKLY!

**THE PRICE:**

**OIEO £150,000**

**FREEHOLD EPC BAND**

**REF. 9042**

**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: 9042 45 MONEY BANK, WISBECH**

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

**HOW TO GET THERE:** From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Then turn seventh right into Boyces Road, which leads to Money Bank. The property is on the left hand side in due course.

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

**ENTRANCE PORCH:**

**ENTRANCE HALL:** With access to loft.

**LOUNGE/DINER:** 18'6" (max) x 9' (max) With feature fire surround enclosing an electric "flame effect" fire.

**KITCHEN/DINER:** 14'7" (max) x 11'1" (max) With tiled floor, built-in airing cupboard housing hot water cylinder, built-in electric oven, built-in gas hob, electric hob hood, wall cupboards, preparation surfaces with drawers and cupboards under, space/plumbing for automatic washing machine, inset stainless steel single drainer sink unit with mixer tap and cupboards under, Glow Worm gas fired wall mounted C/H boiler.

**BATHROOM/SHOWER ROOM/W.C.:**

With Quadrant shower cubicle with Triton electric shower, panelled bath, pedestal wash basin, low level w.c., tiled walls.

**BEDROOM NO 1:** 11'7" (max) x 9' (max)

**BEDROOM NO 2:** 11'1" (max) x 6'8" (max)

**OUTSIDE:**

**LOW MAINTENANCE GARDENS:**

To front down to shingle, with a concrete driveway/multi vehicle off road parking space. Generous gardens to rear, mainly laid to lawn.



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