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**14, CONFERENCE WAY
WISBECH, PE13 3QG**

THE PROPERTY: ATTRACTIVE TWO BEDROOMED SEMI DETACHED BUNGALOW, SITUATED OVERLOOKING PARK LAND IN THIS POPULAR RESIDENTIAL AREA * LOVELY CONSERVATORY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * ENCLOSED LOW MAINTENANCE GARDENS TO REAR & GENEROUS ORNAMENTAL LOW MAINTENANCE GARDEN TO FRONT * MULTI VEHICLE OFF ROAD PARKING * IDEAL RETIREMENT, FIRST TIME BUY OR INVESTMENT AS A 'BUY TO LET' * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £170,000 **FREEHOLD** **EPC BAND**

REF. 9040

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: 9040 14, CONFERENCE WAY, WISBECH

COUNCIL TAX:

BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE:

From the Wisbech town centre roundabout take the exit signed West Walton and Walsoken. Follow the road for about $\frac{1}{2}$ mile to the traffic lights, proceed straight across then turn immediately first left into Tinkers Drove. Proceed to the 'T' junction with St Michael Avenue and turn left. Then turn second right into Cherry Road, proceed to the 'T' junction with Kinderley Road and turn left. Proceed to the 'T' junction with Tindall Close and turn left. Then turn first right into Conference Way.

THE ACCOMMODATION: (Dimensions given are approximate only)

SPACIOUS ENTRANCE HALL: With access to loft, built in airing cupboard with radiator;

LOUNGE: 12'10"(max) x 11'8"(max);

KITCHEN:

14'6"(max) x 8'10"(max) with double glazed french doors to CONSERVATORY, range of wall cupboards, space/plumbing for automatic washing machine, preparation surfaces with drawers & cupboards under, inset single drainer sink unit with mixer tap & cupboards under, gas cooker, VIESSMAN gas fired wall mounted combi boiler, tiled walls, electric hob hood.

CONSERVATORY: 14'(max) x 8'9"(max) with tiled floor, double glazed french doors to rear garden;

BATHROOM/W.C.: With tiled walls, low level w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap & thermostatic shower overhead, extractor fan;

BEDROOM NO 1: 13'(max) x 10'9"(max);

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

OUTSIDE:

TIMNBER STORE/WORKSHOP:

GARDENS:

Generous ornamental low maintenance gardens to front, with lovely views overlooking a park and down to shingle with a paved circular centrepiece. Shingle multi vehicle off road parking space to side. Low maintenance enclosed gardens to rear down to Astra turf.



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