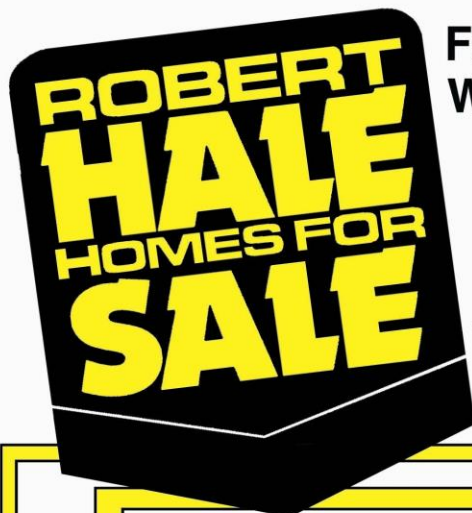




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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**35 SEFTON AVENUE
WISBECH
PE13 3QN**

THE PROPERTY: WELL PRESENTED THREE BEDROOMED SEMI-DETACHED FAMILY HOUSE SITUATED IN A POPULAR RESIDENTIAL AREA CLOSE TO SCHOOLS! * 19FT FITTED KITCHEN * USEFUL UTILITY ROOMS * DOUBLE GLAZED WINDOWS RENEWED IN 2026! * GAS FIRED CENTRAL HEATING * MULTI-VEHICLE OFF ROAD PARKING * ATTRACTIVE ENCLOSED GARDENS TO REAR * VIEW QUICKLY TO AVOID DISAPPOINTMENT!!

THE PRICE: £220,000

FREEHOLD EPC BAND

REF.9102

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.



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

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With stairway off, understairs cupboard.

LOUNGE: 12' 7" (max) x 12' 8" (max) With feature reconstituted fireplace.

KITCHEN/DINER: 19' 6" (max) x 11' 9" (max) With part tiled floor, part tiled walls, electric cooker, electric cooker hood, range of wall cupboards, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, peninsular breakfast bar with drawers under and space/plumbing for washing machine, Viessmann gas fired wall mounted combi-boiler.

UTILITY ROOM: 12' 5" (max) x 6' 4" (max)

UTLITY PASSAGE: 24 (max) x 6' 7" (max).

FIRST FLOOR:

LANDING: With access to part boarded loft with light point, built in linen cupboard.

BATHROOM/W.C.: With heated towel rail, low level W.C, pedestal wash basin, panelled bath with triton electric shower overhead, tiled walls.

BEDROOM NO 1: 12' 10" (max) x 10' (max) 'L' shaped with built in double wardrobe/cupboard, built in store cupboard.

BEDROOM NO 2: 12' 9" (max) x 9' 5" (max).

BEDROOM NO 3: 9' 7" (max) x 7' 10" (max).

OUTSIDE: **OUTSIDE LIGHT**

GARDENS: To front, down to a shingle multi-vehicle off road parking space. Concrete pathway leads to the front and side entrance doors. Enclosed gardens to rear laid to lawn with borders, trees, shrubs and paved patio.



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