

**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



**12 HORSESHOE TERRACE
WISBECH
PE13 1QA**

THE PROPERTY: DECEPTIVE THREE BEDROOM END TERRACED HOUSE IN A CUL-DE-SAC LOCATION, CLOSE TO RIVER WALKS! *SEPARATE DINING ROOM
*USEFUL UTILITY LOBBY *ENCLOSED LAWNED GARDENS TO REAR
*GAS FIRED CENTRAL HEATING *MOSTLY DOUBLE GLAZED *IDEAL
FIRST TIME BUY OR INVESTMENT AS A BUY-TO-LET! *VIEW QUICKLY!

THE PRICE:

OIEO £125,000

FREEHOLD EPC BAND D

REF. 9049

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: 9049 12 HORSESHOE TERRACE, WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE: 12'10" (max) x 10' (max) With laminate floor, stairway off.

DINING ROOM: 10' (max) x 10' (max) With laminate floor.

KITCHEN: 16' (max) x 6' (max) 'L' shaped, with inset stainless steel single drainer sink unit with mixer tap and cupboards under, part tiled walls, preparation surfaces with drawers and cupboards under, space for domestic appliance, built-in electric hob, built-in electric oven.

GROUND FLOOR W.C./SHOWER ROOM:

With low level w.c., pedestal wash basin, tiled and screened shower cubicle with thermostatic shower, tiled walls, extractor fan.

UTILITY: With space/plumbing for automatic washing machine, Baxi gas fired wall mounted combi boiler.

FIRST FLOOR:

SMALL LANDING:

BEDROOM NO 1: 10'6" (max) x 10' (max) With laminate floor, access to loft.

BEDROOM NO 2: 10'5" (max) x 10'5" (max) With laminate floor.

Leads to:-

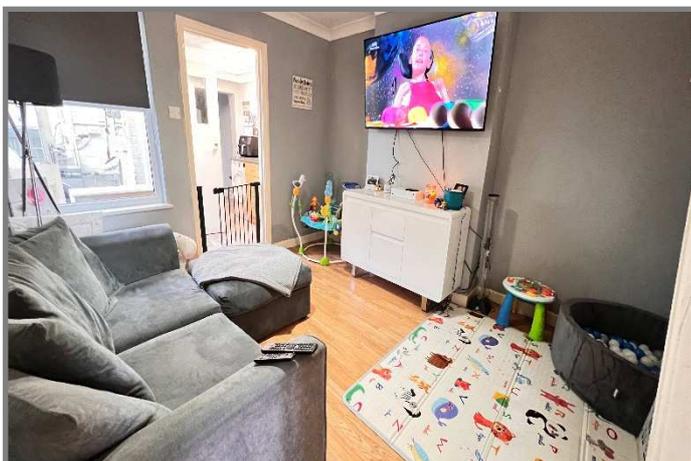
BEDROOM NO 3: 8'3" (max) x 6'3" (max)

OUTSIDE:

BRICK OUTHOUSE:

GARDENS:

To front, down to stone chippings, with a concrete pathway to the front entrance door. Timber gate to side opens onto a pathway leading to the rear garden, which is laid to lawn with a concrete patio area.



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