

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**65, COLVILE ROAD
WISBECH, PE13 2ET**

THE PROPERTY: VICTORIAN, SPACIOUS THREE BEDROOMED SEMI DETACHED HOUSE.
* 2 RECEPTION ROOMS * FITTED KITCHEN * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GENEROUS GARDENS TO REAR * CLOSE TO 2 SCHOOLS AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND PARK. * IDEAL FIRST TIME BUY OR AS A 'BUY TO LET'
* THIS PROPERTY IS TENANTED AND THEY WILL REMAIN IN SITU

THE PRICE: £155,000 FREEHOLD EPC BAND

REF. 8694

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. 8694 65, COLVILE ROAD, WISBECH

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 to the mini roundabout and proceed straight over. Then turn first left into Colvile Road, The property is on the left hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With laminate floor, stairway off;

LOUNGE: 12'(max) x 11'8"(max) with feature fireplace with tiled hearth, bay window;

DINING ROOM: 15'2"(max) x 12"(max) with feature fireplace with tiled heath, understairs cupboard with shelving;

FITTED KITCHEN: 14'1"(max) x 9'5"(max) With part tiled walls, preparation surfaces with drawers & cupboards under, space for fridge, space/plumbing for automatic washing machine/tumble drier or dishwasher, wall mounted Glow Worm C/H boiler and thermostat, Belfast sink with mixer tap;

GROUND FLOOR BATHROOM/W.C./SHOWER ROOM:

With fully tiled walls, panelled bath with shower overhead, integrated low level w.c., integrated sink with mixer tap. & cupboard under, airing cupboard with hot water cylinder & immersion heater & shelving;

CONSERVATORY: 16'3"(max) x 8'8"(max) with tiled floor, double glazed windows & door;

FIRST FLOOR:

SMALL LANDING:

BEDROOM NO 1: 15'3"(max) x 12'2"(max) with built in wardrobe/cupboard;

BEDROOM NO 2: 15'2"(max) x 12'2"(max) with access to part board loft and leading to:-

BEDROOM NO 3: 10'(max) x 9'6"(max) with sloping ceiling;

OUTSIDE: GREENHOUSE: BRICK DETACHED SHED: COLD WATER TAP:

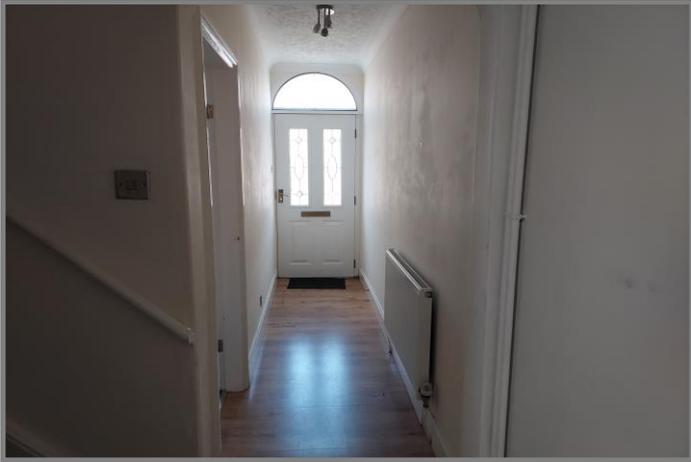
GARDENS: Concrete garden to front which leads down the side of the house to a wrought iron gate, which leads into the enclosed rear garden. Which is part down to concrete, paved patio , small lawn area. The rest of the garden at the moment needs attention.

N.B. THE BACK GARDEN IS BEING PUT BACK TO THE OWNERSHIP OF 65.

N.B. Declaration of Interest Estate Agents Act 1979. The Vendor of the property is a member of staff at Robert Hale Estates.

N.B. Please note there are tenants in situ and will part of the sale. Rent payable per month £875. Photos were taken before the tenants took over.

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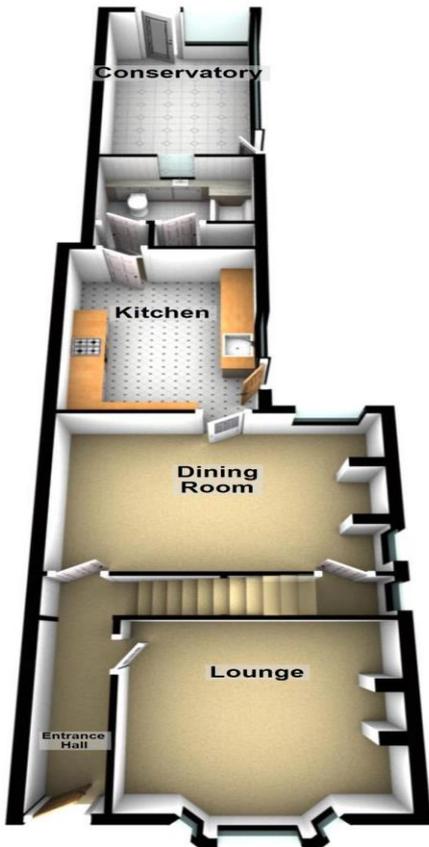
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Ground Floor



First Floor

