

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**2, ROSCOE TERRACE  
WISBECH, PE13 2QE**

**THE PROPERTY:** DECEPTIVE TWO BEDROOMED (plus loft room) SEMI ETACHED HOUSE  
TUCKED AWAY IN A QUIET PRIVATE CUL DE SAC CLOSE TO THE TOWN  
\* DOUBLE GLAZING \* OFF PEAK RADIATORS \* ENCLOSED GARDENS TO  
REAR \* OFF ROAD PARKING \* EASY ACCESS TO TOWN & SCHOOLS \*  
VIEW QUICKLY!

**THE PRICE:** £140,000 FREEHOLD EPC BAND E

**REF. 9057**

**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: 9057 2, ROSCOE TERRACE, WISBECH**

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

**HOW TO GET THERE:** From the Wisbech town centre car park take the Church Terrace exit turning into Church Terrace. Then turn fourth right into Vitoria Road. Then turn second left into Milner Road, then first right into Golding Place. Park at the end of Golding Place and walk through the walk way to Roscoe Terrace.

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

**LOUNGE:** 11'(max) x 9'10"(max) with tile fireplace, off peak radiator;

**DINING ROOM:** 12'7"(max) x 11'(max) with off peak radiator, feature fire surround enclosing an electric 'flame effect fire', enclosed stairway off;

**KITCHEN:** 10'4"(max) x 7'4"(max) with ALTIMO electric cooker, range of wall cupboards, preparation surfaces with drawers & cupboards under, stainless steel single drainer sink unit with cupboards under, part tiled walls;

**WALK IN UTILITY:** With space/plumbing for automatic washing machine;

**FIRST FLOOR:**

**LANDING:** With access to loft;

**BATHROOM/W.C.:** With off peak radiator, low level w.c., pedestal wash basin, built in airing cupboard housing hot water cylinder with immersion heater, panelled bath with mixer tap & shower attachment, part tiled walls;

**BEDROOM NO 1:** 11'(max) x 9'8"(max) with off peak radiator, built in wardrobe/cupboard;

**BEDROOM NO 2:** 9'10"(max) x 7'8"(max) with off peak radiator, stairway off to:-

**LOFT ROOM CONVERSION:** 10'6"(max) x 10'(max) with sloping ceiling;

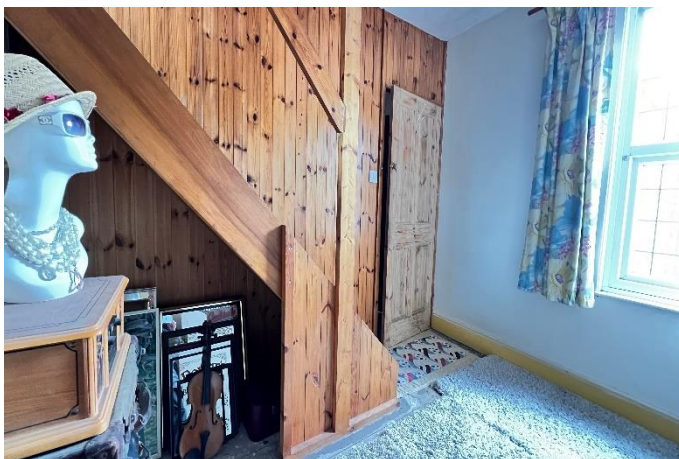
**OUTSIDE:**

**BRICK STORE:**

**GARDENS:** OFF ROAD PARKING SPACE TO FRONT. Shared pedestrian access to side, leads to a timber gate opening onto the enclosed low maintenance rear garden which is down to paved patio, pathway and shingle area.



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Ground Floor



First Floor



Second Floor

