

**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



**27 WESTMEAD AVENUE
WISBECH
PE13 2SL**

THE PROPERTY:

IMPOSING BEAUTIFULLY PRESENTED SPACIOUS THREE DOUBLE BEDROOMED DETACHED HOUSE SITUATED ON A HUGE PLOT IN ONE OF THE MOST HIGHLY SOUGHT-AFTER RESIDENTIAL AVENUES IN TOWN!! * 19ft FITTED KITCHEN WITH BUILT IN OVEN & HOB* SEPARATE DINING ROOM * SUPERB CONSERVATORY * GENEROUS ENCLOSED GARDENS TO REAR * MASSES OF OFF-ROAD PARKING PLUS DETACHED GARAGE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE:

£375,000

FREEHOLD

EPC BAND

REF.9062

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: 9062 27 WESTMEAD AVENUE, WISBECH

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORTICO: With light.

ENTRANCE HALL: With laminate floor, stairway off.

LOUNGE/DINER: 20' (max) x 13' 10" (max) With double glazed French doors to conservatory, feature ceiling height fireplace enclosing an electric 'flame effect' fire.

DINING ROOM: 9' 9" (max) x 9' 4" (max) With part glazed double doors to lounge.

FITTED KITCHEN/BREAKFAST ROOM:

19' 6" (max) x 9' 9" (max) With tiled floor, part tiled walls, peninsular breakfast bar, preparation surfaces with drawers and cupboards under, wine rack, range of wall cupboards, larder cupboard, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, space/plumbing for dishwasher, built in electric hob, electric hob hood.

GROUND FLOOR CLAOK ROOM/W.C.:

With hand wash basin with mixer tap, tiled floor, part tiled walls,

BRICK & UPVC CONSERVATORY:

13' 1" (max) x 10' (max) With tiled floor, double glazed French doors to rear garden, electric wall heater.

UTILITY:

10' (max) x 8' 4" (max) With tiled floor, part tiled walls, worktop, space/plumbing for automatic washing machine, Valliant gas fired wall mounted C/H boiler.

FIRST FLOOR:

LANDING:

With access to side loft storage, built in linen cupboard.

BATHROOM/W.C.:

With pedestal wash basin with mixer tap, low level w.c., part tiled walls, tiled floor, shower/bath with mixer tap & thermostatic shower overhead.

BEDROOM NO 1:

17' 5" (max) x 9' 6".

BEDROOM NO 2:

12' 9" (max) x 7' 6" (max) With built in double wardrobe/cupboard.

BEDROOM NO 3:

13' 4" (max) x 9' 3" (max) With built in double wardrobe/cupboard.

OUTSIDE:

OUTSIDE LIGHT: SECURITY LIGHT:

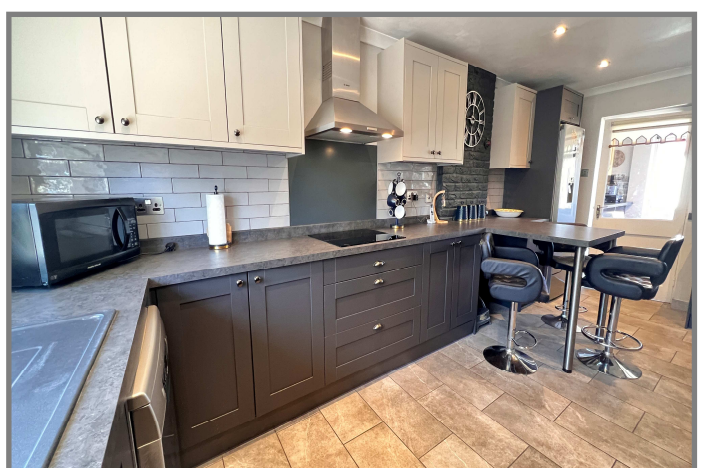
DETACHED GARAGE/WORKSHOP

With power & lighting.

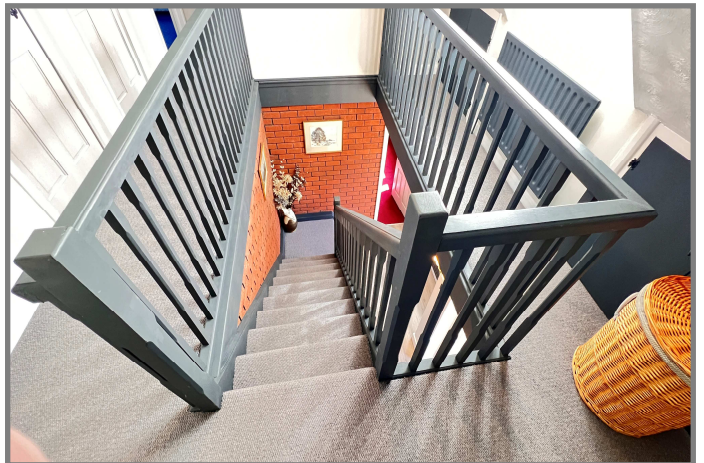
GARDENS:

To front with extensive block paved multi-vehicle off road parking with an ornamental front wall. Double wrought iron gate to side opens onto block paved driveway/additional multi-vehicle off road parking. Large garden to rear part laid to lawn with numerous trees, shrubs, large paved patio and ornamental pond.

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