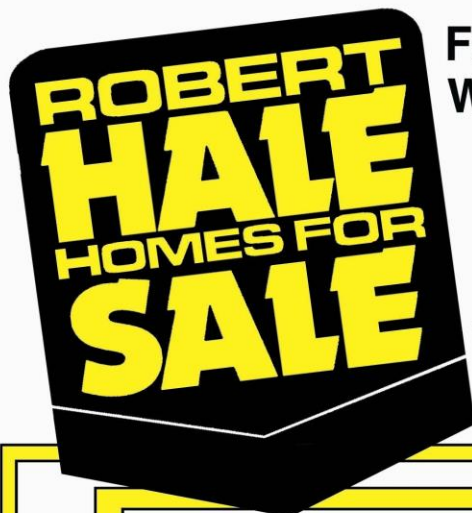




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**9, THATCHWOOD AVENUE
EMNETH, PE14 8AQ**

THE PROPERTY: AN ATTRACTIVE, SPACIOUS, WELL PRESENTED TWO DOUBLE BEDROOMED DETACHED BUNGALOW, SITUATED ON A LARGE PLOT IN A SELECT& SOUGHT AFTER RESIDENTIAL CUL DE SAC IN THIS HIGHLY POPULAR NORFOLK VILLAGE, WITH EASY ACCESS TO WISBECH AND THE MAIN ROAD NETWORK * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * 19' GARAGE PLUS MULTI VEHICLE OFF ROAD PARKING * LARGE GARDENS TO REAR *VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: £194,950 **FREEHOLD EPC BAND** **REF. 9089**

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. 9089 9, THATCHWOOD AVENUE, EMNETH

COUNCIL TAX: BAND B KINGS LYNN & WEST NORFOLK B.C.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL:

LOUNGE/DINER: 15'7"(max) x 13'2"(max) with bay window, fitted gas fire with back boiler serving C/H system;

KITCHEN: 12'7"(max) x 11'(max) with built in electric hob, built in electric double oven, electric hob hood, breakfast bar, built in airing cupboard housing hot water cylinder, range of wall cupboards, preparation surfaces with drawers & cupboards under, part tiled walls, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine;

BATHROOM/W.C.: With tiled floor, pedestal wash basin, panelled bath, low level w.c., tiled walls;

BEDROOM NO 1: 13'4"(max) x 10'1"(max) with bay window, leading to:-

BEDROOM NO 2: 12'3"(max) x 10'3"(max);

OUTSIDE: **OUTSIDE LANTERN: COLD WATER TAP:**

GARAGE/WORKSHOP: 19'2"(max) x 16'(max) 'L' shaped;

GARDENS: Low maintenance gardens to front down to shingle with a shingle multi vehicle off road parking space to side. Grassed pathway to side, leads to the large enclosed rear garden, which overlooks a Nursery and is laid to lawn with shrubs, borders and a concrete patio area;



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