

**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



**8, SIXTH AVENUE
WISBECH, PE13 2BS**

THE PROPERTY: THIS IS A SHOW HOUSE! BEAUTIFULLY PRESENTED, VERY DECEPTIVE, CONSIDERABLY EXTENDED, FOUR BEDROOMED DETACHED HOUSE SITUATED IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AVENUES
* 18' FITTED KITCHEN PLUS 18' DINING ROOM PLUS SEPARATE LOUNGE
* TWO BATH/SHOWER ROOMS * GAS CENTRAL HEATING * DOUBLE GLAZING * EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * 33' VERANDAH/WORKSHOP * LOVELY LANDSCAPED REAR GARDEN * EARLY VIEWING ABSOLUTELY ESSENTIAL!

THE PRICE:

£335,000

FREEHOLD EPC BAND

REF. 9053

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: 9053 8 SIXTH AVENUE, WISBECH

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With LVT floor, C/H programmer., stairway off;

LOUNGE: 17'8"(max) x 12'4"(max) with feature built in electric flame effect fire, LVT floor;

DINING ROOM: 18'4"(max) x 7'5"(max) with LVT floor, double glazed patio doors to rear garden;

FITTED KITCHEN: 18'6"(max) x 9'3"(max) with LVT floor, built in dishwasher, preparation surfaces with drawers & cupboards under, concealed plinth lighting, insert stainless steel single drainer sink unit with mixer tap & cupboard under, built in electric hob, electric hob hood, range of wall cupboards, built in combi oven/microwave, built in main oven, storage/recess, undertstairs cupboard built in larder cupboard;

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

With low level w.c., hand wash basin with mixer tap, heated towel rail, tiled & screened double shower cubicle with thermostatic shower, extractor fan;

UTILITY: 7'10"(max) x 6'5"(max) with LVT floor, work top with space/plumbing for automatic washing machine & space/vent for tumble drier, wall cupboard;

GROUND FLOOR BEDROOM NO 4:

12'4"(max) x 7'6"(max) with LVT floor, built in cupboard, walk in utility cupboard with VISSMANN gas fired wall mounted combi boiler;

FIRST FLOOR:

LANDING: With access via foldaway ladder to boarded loft with power & lighting;

BATHROOM/W.C.: With tiled floor, circular hand wash basin with, mixer tap & cupboards under, tiled walls, Oval free standing bath with mixer tap, low level w.c., heated towel rail;

BEDROOM NO 1: 14'1"(max) x 11'11"(max) with full width range of fitted units including drawers, shelving & hanging space;

BEDROOM NO 2: 11'3"(max) x 10'(max) with built wardrobe/cupboard, full width range of wardrobe/cupboards with mirror doors;

BEDROOM NO 3: 7'8"(max) x 7'6"(max)

OUTSIDE: **COVERED VERANDAH/WORKSHOP/PATIO 33'(max) x 8'(max) with power & lighting; OUTSIDE LIGHTS: SECURITY LIGHT: COLD WATER TAP: EXTERNAL POWER POINTS:**

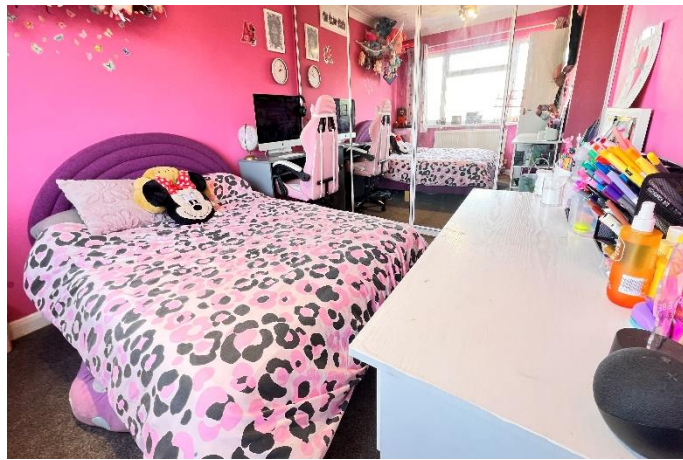
GARDENS: To front, laid to lawn with an extensive ornamental concrete multi vehicle off road parking area, flower bed & slate chippings. Timber gate to side opens onto a concrete pathway leading to the generous enclosed rear garden, not directly overlooked and laid to lawn with walled concrete patio with raised beds, patio, bark shavings, beds & borders;



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