

**ROBERT  
HALE  
HOMES FOR  
SALE**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**12 HERON ROAD  
WISBECH  
PE13 2TR**

**THE PROPERTY:** MODERN TWO DOUBLE BEDROOM DETACHED BUNGALOW IN A POPULAR LOCATION CLOSE TO SCHOOLS RETAIL PARK & MAIN ROAD NETWORK \*FITTED KITCHEN WITH BUILT-IN OVEN & HOB \*18' LOUNGE \*ATTRACTIVE ENCLOSED GARDENS TO REAR \*GARAGE PLUS OFF ROAD PARKING SPACE \*GAS FIRED CENTRAL HEATING \*DOUBLE GLAZING \*NO UPWARD CHAIN! \*VIEW QUICKLY!

**THE PRICE: £185,000 FREEHOLD EPC BAND C REF.**

9069

**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: 9069 12 HERON ROAD, WISBECH**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

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

**ENTRANCE HALL:** With access to loft, C/H thermostat, built-in airing cupboard housing Ideal gas fired combi boiler.

**LOUNGE:** 18'10" (max) x 14' (max) 'L' shaped with feature fire place enclosing a "living flame" gas fire, double glazed french doors to rear garden.

**KITCHEN:** 8'10" (max) x 7'11" (max) With preparation surfaces with drawers and cupboards under, space for fridge, built-in electric oven, built-in gas hob, electric hob hood, range of wall cupboards, inset ceramic 1 ½ bowl single drainer sink unit with mixer tap, space/plumbing for automatic washing machine, tiled floor, part tiled walls.

**INNER LOBBY:** 16'8" (max) x 3'6" (max) With tiled floor, door to garage, door to rear garden.

**SHOWER ROOM/W.C.:** With walk-in double shower cubicle with glass screen and thermostatic shower, pedestal wash basin with mixer tap, low level w.c., heated towel rail, tiled walls.

**BEDROOM NO 1:** 11'3" (max) x 10'5" (max) (into wardrobe) With full width fitted wardrobe/cupboards including dressing unit, bay window.

**BEDROOM NO 2:** 9'7" (max) x 9'1" (max) With bay window, fitted wardrobe/cupboard.

**OUTSIDE:** **COLD WATER TAP: OUTSIDE LIGHTS:**

**GARAGE:** 17'1" (max) x 7'10" (max) With up and over door, joist storage, power and lighting.

**GARDENS:** To front down to granite chippings borders to front and side with various shrubs and trees. Tarmac driveway/off road parking space, block paved pathway leads to the side entrance doors. Lovely part walled enclosed gardens to rear laid to lawn with a large paved patio area, borders, trees, shrubs and raised beds.



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