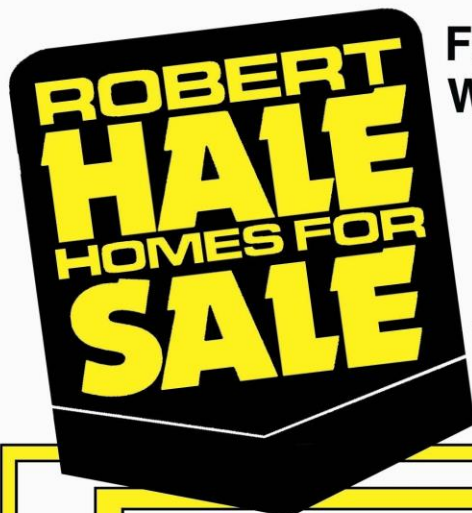




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**KIRKHAM HOUSE
KIRKHAMS LANE, NEEDHAM BANK
FRIDAY BRIDGE
PE14 0LF**

THE PROPERTY: A BEAUTIFUL EDWARDIAN THREE BEDROOMED SEMI DETACHED HOUSE ON A LOVELY RURAL CORNER PLOT WITH OPEN VIEWS OVER THE FENS * 2 RECEPTION ROOMS * CONSERVATORY * MULTI-VEHICLE OFF ROAD PARKING * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * HUGE POTENTIAL, SO VIEW QUICKLY! * NO UPWARD CHAIN!

THE PRICE: OIEO £220,000 **FREEHOLD EPC BAND** **REF.9094**

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.9094 KIRKHAM HOUSE, KIRKHAMS LANE, NEEDHAM BANK FRIDAY
BRIDGE**

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

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off.

RECEPTION ROOM 1: 15' 1" (max) x 13' 1" (max) With wood burning stove (test advised)

RECEPTION ROOM 2: 13' (max) x 12' 10" (max) With bay window.

KITCHEN: 19' 4" (max) x 10' 4" (max) With range of wall cupboards, work tops with cupboards under, electric cooker point, inset stainless steel double drainer sink unit with mixer tap & cupboards under, part tiled walls.

GROUND FLOOR BATHROOM/W.C.:

With pedestal wash basin, panelled bath with electric shower over, low level W.C., part tiled walls, tiled floor.

STUDY: 15' (max) x 5' 10" (max).

BRICK & UPVC CONSERVATORY:

13' 7" (max) x 10' 7" (max) With tiled floor.

FIRST FLOOR:

LANDING:

BEDROOM NO 1: 13' 1" (max) x 12' 10" (max).

BEDROOM NO 2: 15' 2" (max) x 10' 6" (max),

BEDROOM NO 3: 11' 9" (max) x 8' 9" (max).

OUTSIDE: **STEEL CASE ENCLOSING OIL FIRED CENTRAL HEATING BOILER : OIL
STORAGE TANK**

GARDENS: To front & side laid to lawn with shrubs, trees. Gardens to rear mainly down to a shingle multi-vehicle off road parking space. Stunning views over open fields.



**REF.9094 KIRKHAM HOUSE, KIRKHAMS LANE NEEDHAM BANK FRIDAY
BRIDGE**



REF.9094 KIRKHAM HOUSE, KIRKHAMS LANE, NEEDHAM BANK FRIDAY BRIDGE

