

**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 COLVILE ROAD
WISBECH
PE13 2EL**

THE PROPERTY: BEAUTIFULLY PRESENTED VERY DECEPTIVE FIVE BEDROOM DETACHED HOUSE SITUATED IN A POPULAR RESIDENTIAL AREA *USEFUL GROUND FLOOR BEDROOM WITH EN-SUITE SHOWER/W.C. *19' LOUNGE *FITTED KITCHEN WITH BUILT-IN OVEN & HOB *GENEROUS ENCLOSED LOW MAINTENANCE REAR GARDEN *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *MUST BE VIEWED TO BE APPRECIATED!

THE PRICE: **£250,000** **FREEHOLD EPC BAND D** **REF. 8927**

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: 8927 8 COLVILE ROAD, WISBECH

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Follow the road for about 1 mile then turn left into Colvile Road. The property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With laminate floor, walk-in under stairs cupboard, stairway off.

GROUND FLOOR BEDROOM 1:
14' (max) x 14' (max) With bay window.

EN-SUITE SHOWER ROOM/W.C.:
With low level w.c., hand wash basin with mixer tap and cupboards under, laminate floor, heated towel rail, tiled and screened shower cubicle with thermostatic shower.

LOUNGE/DINER: 19'7" (max) x 11'2" (max) With laminate floor, feature tiled fire surround enclosing a lovely 'flame effect' electric fire,

FITTED KITCHEN: 11'6" (max) x 7'9" (max) With tiled floor, part tiled walls, range of wall cupboards, Ideal gas fired wall mounted combi boiler, space/plumbing for automatic washing machine, space for tumble drier, preparation surfaces with drawers and cupboards under, built-in electric hob, electric hob hood, built-in electric oven, inset single drainer sink unit with mixer tap and cupboard under.

LOBBY:

FIRST FLOOR:

LANDING: With access to loft.

SHOWER ROOM/W.C.: With laminate floor, integrated low level w.c., integrated hand wash basin with mixer tap and cupboards under, tiled and screened shower cubicle with Triton electric shower, heated towel rail, tiled walls.

BEDROOM NO 2: 14' (max) x 10'6" (max) With laminate floor.

BEDROOM NO 3: 11'5" (max) x 11'3" (max) With laminate floor.

BEDROOM NO 4: 9'3" (max) x 8' (max) With laminate floor.

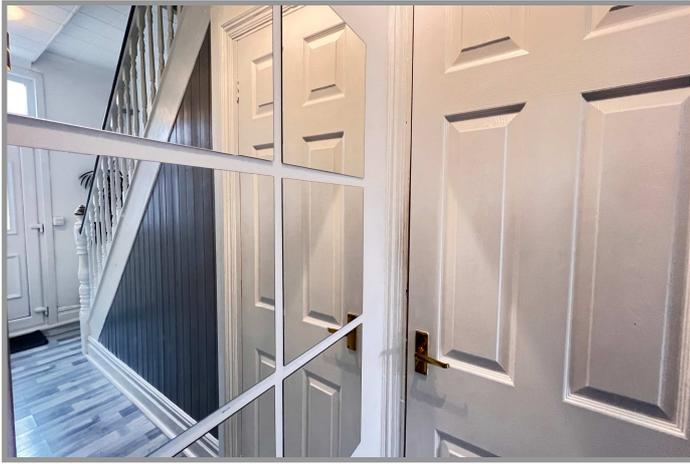
BEDROOM NO 5: 6'8" (max) x 6'3" (max) With laminate floor.

OUTSIDE: 2 TIMBER STORE SHED: COLD WATER TAP:

LOW MAINTENANCE GARDENS:
To front, down to shingle with a crazy paving pathway to the front entrance door. Paved pathway to side leads through a timber gate to the enclosed low maintenance rear garden which is down to a paved terrace patio with numerous trees, shrubs and AstroTurf and a shingle patio/barbeque area.

N.B. The Vendor informs us she had a new boiler in 2022.

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