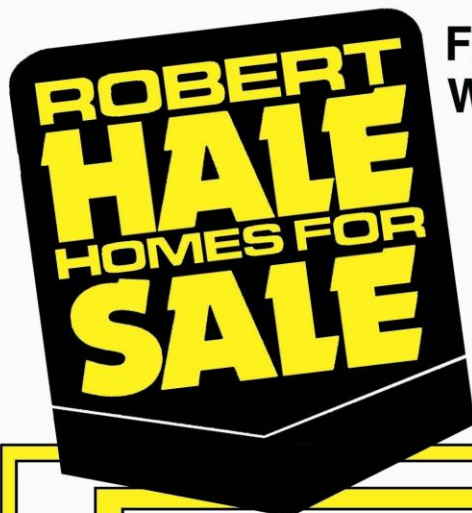




Falcon House, Falcon Road,
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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**98 SCHOOL ROAD
UPWELL
PE14 9EW**

THE PROPERTY: VERY DECEPTIVE TWO BEDROOMED SEMI-DETACHED BUNGALOW IN A LOVELY LOCATION ON A GENEROUS PLOT BACKING DIRECTLY ON TO THE RIVER WITH MOORING RIGHTS! * 22FT LOUNGE * USEFUL UTILITY * CONSERVATORY * MULTI-VEHICLE OFF ROAD PARKING * GARAGE PLUS 30FT CAR PORT * RANGE OF STORE SHEDS * OIL FIRED CENTRAL HEATING * MOSTLY DOUBLE GLAZED * EARLY VIEWING ABSOLUTELY ADVISED TO AVOID DISAPPOINTMENT!

THE PRICE:

£220,000

FREEHOLD

EPC BAND F

REF.9012

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: 9012 98 SCHOOL ROAD UPWELL

COUNCIL TAX: BAND B KINGS LYNN & WEST NORFOLK BC

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the main road to the village of Outwell. After entering the village & passing the Bloom & Wake garage turn right at the mini roundabout. Follow the main route for about 1.8 miles then turn left across a bridge, then immediately right in front of the Globe Pub, into School Road. The property is on the right hand side in due course, after the school.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

ENTRANCE HALL:

LOUNGE/DINER: 22'6" (max) x 14' 4" (max) With feature fire enclosing an electric flame effect fire, feature square archway.

KITCHEN: 9' 10" (max) x 7' 9" (max) With tiled floor, larder cupboard, heated towel rail, display cupboards with glazed doors, wall cupboards, preparation surfaces with drawers & cupboards under, electric cooker point, corner display shelving, inset stainless steel single drainer sink unit with mixer tap & cupboards under.

UTILITY: With tiled floor, Wallstar oil fired wall mounted central heating boiler, work top with space/plumbing under for washing machine and space for tumble drier.

CONSERVATORY: 13' (max) x 6' 3" (max).

SHOWER ROOM/W.C.: With tiled shower area with Mira electric shower, inset hand wash basin with mixer tap and cupboards under and illuminated mirror over, extractor fan,

SEPARATE W.C.: With tiled floor, low level W.C.

REAR LOBBY: With tiled floor.

BEDROOM NO 1: 12' 1" (max) x 11' (max) With bay window.

BEDROOM NO 2: 11' (max) x 11' 1" (max).

OUTSIDE: **STORE SHEDS : OIL STORAGE TANK**

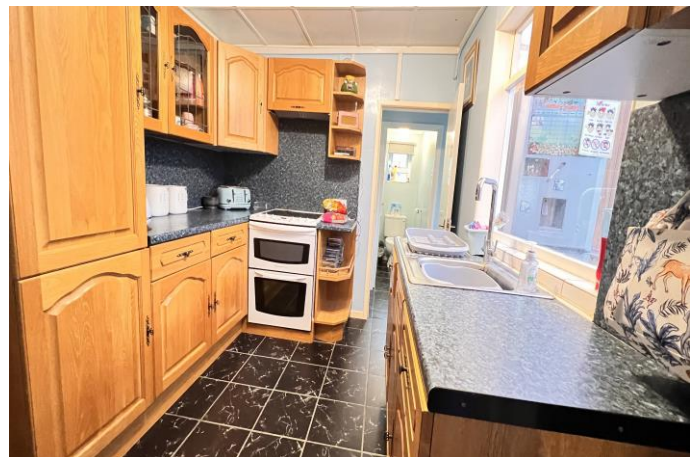
GARAGE: 15' 7" (max) x 8' 7" (max) With power & lighting, up & over door.

CAR PORT: 30' 6" (max) x 11" (max).

GARDENS: Enclosed gardens to front, down to a very extensive multi-vehicle off road parking area. Good gardens to rear, laid to lawn with paved patio, and RIVER FRONTAGE WITH LANDING STAGE (in need of repair).



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