

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**132, CHURCH ROAD  
EMNETH, PE14 8AF**

**THE PROPERTY:** CONSIDERABLY EXTENDED, THREE BEDROOMED SEMI DETACHED HOUSE OF GREAT CHARACTER & SITUATED WITH LOVELY OPEN VIEWS TO REAR, IN A HIGHLY SOUGHT AFTER VILLAGE WITH ITS OWN PUB, SHOPS & SCHOOLS \* 20' LOUNGE \* 19' KITCHEN \* GAS FIRED CENTRAL HEATING(test advised)\* MOSTLY DOUBLE GLAZED \* MULTI VEHICLE OFF ROAD PARKING \* THIS IS A PROPERTY FOR FULL REFURBISHMENT WITH POSSIBLE POTENTIAL FOR THE GENEROUS SIDE GARDEN \*VIEW QUICKLY! \* CASH BUYERS ONLY PLEASE!

**THE PRICE:**

**£150,000**

**FREEHOLD EPC BAND**

**REF. 9071**

**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: 9071 132, CHURCH ROAD, EMNETH**

**COUNCIL TAX: BAND B KINGS LYNN & WEST NORFOLK B..C.**

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

**LOUNGE/DINER:** 20'2"(max) x 12'10"(max) ;

**KITCHEN:** 17'(max) x 8'(max);

**UTILITY:** 9'5"(max) x 7'(max);

**WALK IN STORE:**

**REAR LOBBY:**

**FIRST FLOOR:**

**LANDING:** With built in airing cupboard;

**BATHROOM/W.C.:**

**BEDROOM NO 1:** 12'18"(max) x 10'2"(max) with built in wardrobe/cupboard;

**BEDROOM NO 2:** 15'10"(max) x 7'2"(max);

**BEDROOM NO 3:** 9'1"(max) x 6'18"(max);

**OUTSIDE:** **BLOCK WORK OUTBUILDING: 11'(max) x 10'7"(max);**

**GARAGE SPACE:**

**GARDENS:** To front. Gardens/multi vehicle off road parking to side.

**N.B. The property has beautiful view over open land to rear, as shown in the photograph taken from the rear of the house. But please note, that land is NOT within the ownership or title of the property being sold.**



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