ROBERT HALE HOMES FOR SALE

Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU
WISBECH
01945 465222
E-mail:
wisbech@robert-hale-homes.co.uk
Website:
www.robert-hale-homes.co.uk

7 DAYS
WISBECH 465222
MARCH 652785
NAEA NETWORK
OVER 1000 OFFICES

22, ST MARKS ROAD
GOREFIELD, PE13 4QQ

THE PROPERTY: A SPACIOUS, IMPOSING THREE DOUBLE BEDROOMED DETACHED BUNGALOW SITUATED ON A GENEROUS PLOT AT THE END OF ITS OWN PRIVATE CUL DE SAC! * 19` FITTED KITCHEN/DINER * 20` LOUNGE * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * DOUBLE GARAGE PLUS MASSES OF PARKING * A RARE BUNGALOW! VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE: **£269,995** **FREEHOLD** **EPC BAND D** **REF. 8916**

SELLING? FREE, FREE, VALUATIONS!

Ombudsman Scheme

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.

Ombudsman Scheme

REF: 8916 22, ST MARKS ROAD, GOREFIELD

COUNCIL TAX: **BAND C FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about 1 mile then fork left signed Leverington. Follow the road and at the Rising Sun Pub fork right signed Gorefield. Follow the main route for several miles to Gorefield. Proceed through the village and after passing the school on the left hand side continue straight across at the crossroads. Then turn first right into St Marks Road.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With access to loft, C/H thermostat;

LOUNGE/DINER: 20`4”(max) x 15`6”(max) with double glazed patio doors;

FITTED KITCHEN/DINER: 19`2”(max) x 11`8”(max) with tiled floor, part tiled walls, electric hob hood, Belling electric cooker, range of wall cupboards, preparation surfaces with drawers & cupboards under, space/plumbing for automatic washing machine & tumble drier. space/plumbing for dishwasher. Inset single drainer sink unit with mixer tap & cupboards under, `Island` unit with work top & cupboard under, display cupboard with glazed doors, Thermecon oil fired C/H boiler;

SHOWER ROOM/W.C.: With tiled floor, part tiled walls, pedestal wash basin, low level w.c., heated towel rail, tiled and screened shower cubicle with Mira electric shower, extractor fan, built in airing cupboard housing hot water cylinder;

BEDROOM NO 1: 11`7”(max) x 11`1”(max);

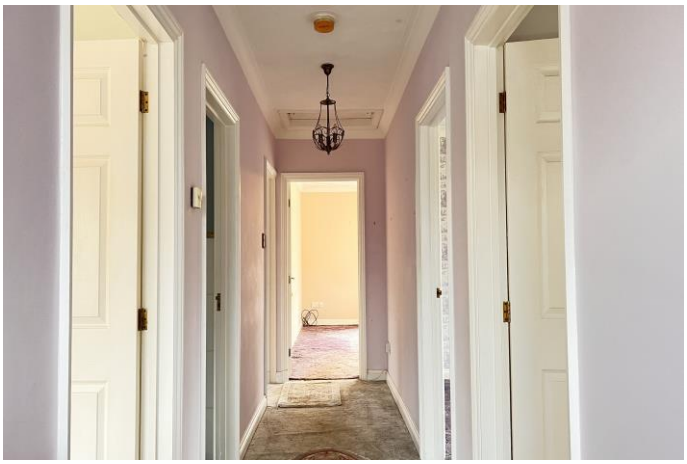
BEDROOM NO 2: 11`9”(max) x 9`11”(max);

BEDROOM NO 3: 11`5”(max) x 9`10”(max);

OUTSIDE: **OUTSIDE LIGHTS: OIL STORAGE TANK: TIMBER STORE SHED: EXTERNAL POWER POINT: COLD WATER TAP:**

DOUBLE GARAGE: 18`3”(max) x 18`4”(max) with electrically operated up & over door, power & lighting, personal door, joist storage;

GARDENS: To front down to a shingle multi vehicle off road parking area with a long shingle driveway/asdditio0nasl parking area, exclusively within the ownership of the property. Generous enclosed gardens to rear and side and laid to lawn with shrubs, boarders, patios, trees and beds.



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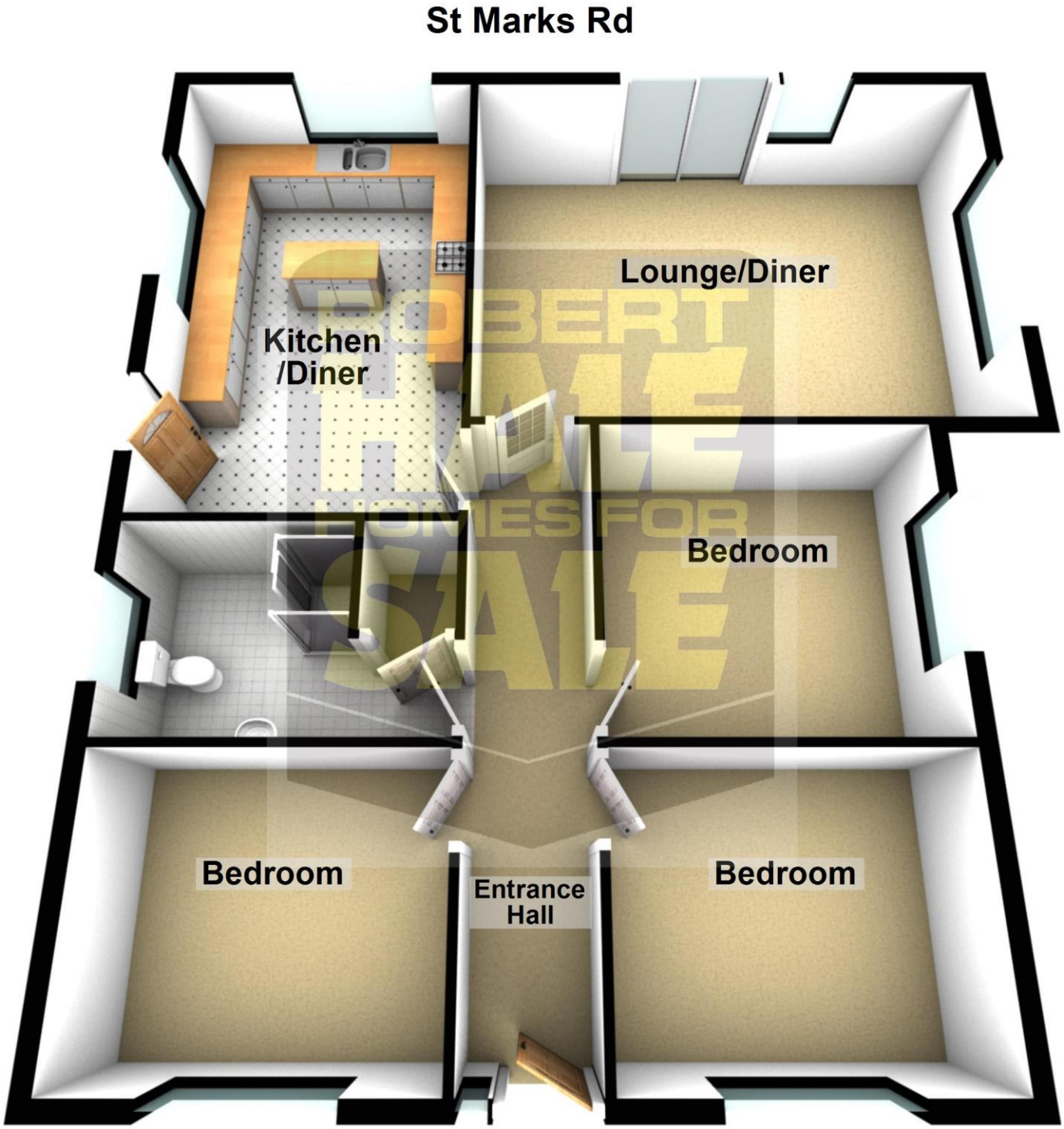
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