



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

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NAEA NETWORK

OVER 1000 OFFICES



**81 BARTON ROAD
WISBECH
PE13 1LE**

THE PROPERTY: A LOVELY SPACIOUS FOUR BEDROOM DETACHED BUNGALOW SITUATED ON A LARGE PLOT IN ONE OF THE MOST SOUGHT AFTER RESIDENTIAL AREAS OF THE TOWN *17' FITTED KITCHEN *17' 'L' SHAPED CONSERVATORY *UTILITY *TWO BATH/SHOWER ROOMS *34' GARAGE(WORKSHOP) *MASSES OF PARKING TO THE FRONT *HUGE GARDENS TO REAR *GAS CENTRAL HEATING *DOUBLE GLAZED *THIS IS A SUPERB PROPERTY WITH HUGE POTENTIAL *VIEW QUICKLY TO AVOID DISAPOINTMENT!

THE PRICE:

£425,000

FREEHOLD EPC BAND

REF. 9111

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.



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COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY: With tiled floor.

ENTRANCE HALL: With access to loft, built-in store cupboard, french doors opening onto both the kitchen and lounge.

LOUNGE: 16'8" (max) x 12'8" (max) With feature fire surround with crushed marble hearth, french doors leading to:-

FITTED KITCHEN/DINER: 17'3" (max) x 10'8" (max) With tiled floor, double glazed french doors to conservatory, Rangemaster gas/electric range, electric hob hood, display cupboard with glazed doors, part tiled walls, inset 1 ½ bowl sink unit with mixer tap and cupboards under, preparation surfaces with drawers and cupboards under, built-in fridge, built-in freezer, range of wall cupboards, peninsular breakfast bar.

W.C./SHOWER ROOM: With low level w.c., tiled floor, tiled walls, Quadrant shower cubicle with electric shower, hand wash basin with mixer tap and cupboards under, extractor fan.

UTILITY: 9'3" (max) x 5'4" (max) With inset 1 ½ bowl single drainer sink unit with mixer tap and cupboards under, space/plumbing for automatic washing machine and tumble drier, Valliant gas fired wall mounted combi boiler.

CONSERVATORY: 17'10" (max) x 13' (max) 'L' shaped.

BATHROOM/W.C./SHOWER ROOM.:

With tiled floor, tiled walls, heated towel rail, panelled bath with mixer tap, low level w.c., inset hand wash basin with mixer tap and shelving under, Quadrant shower cubicle with thermostatic shower, fitted cupboards.

BEDROOM NO 1: 16' (max) x 12'10" (max) With double glazed patio doors to rear garden.

BEDROOM NO 2: 12'10" (max) x 10' (max) With range of fitted wardrobe/cupboards and chest of drawers.

BEDROOM NO 3: 9'8 (max) x 9'7" (max) With fitted double wardrobe/cupboard.

BEDROOM NO 4: 13' (max) x 10'9" (max)

OUTSIDE: **STORE SHEDS: OUTSIDE LIGHTING:**

GARAGE/WORKSHOP: 34'2" (max) x 10'6" (max) (Overall)

GARDENS: Generous low maintenance gardens to front down to an extensive shingle multi vehicle off road parking area with numerous shrubs, trees, conifers and a paved patio area. Attractive generous enclosed gardens to rear laid to lawn with numerous trees, shrubs and an extensive paved patio which also extends along the side of the bungalow.

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