ROBERT HALE HOMES FOR SALE

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www.robert-hale-homes.co.uk

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KIRKHAM HOUSE
KIRKHAMS LANE, NEEDHAM BANK
FRIDAY BRIDGE
PE14 0LF

THE PROPERTY: A BEAUTIFUL EDWARDIAN THREE BEDROOMED SEMI DETACHED HOUSE ON A LOVELY RURAL CORNER PLOT WITH OPEN VIEWS OVER THE FENS * 2 RECEPTION ROOMS * CONSERVATORY * MULTI-VEHICLE OFF ROAD PARKING * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * HUGE POTENTIAL, SO VIEW QUICKLY! * NO UPWARD CHAIN!

THE PRICE: **£200,000** **FREEHOLD** **EPC BAND** **REF.9094**

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.9094 KIRKHAM HOUSE, KIRKHAMS LANE, NEEDHAM BANK FRIDAY BRIDGE

COUNCIL TAX: **BAND B FENLAND DISTRICT COUNCIL**

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off.

RECEPTION ROOM 1: 15' 1" (max) x 13' 1" (max) With wood burning stove (test advised)

RECEPTION ROOM 2: 13' (max) x 12' 10" (max) With bay window.

KITCHEN: 19' 4" (max) x 10' 4" (max) With range of wall cupboards, work tops with cupboards under, electric cooker point, inset stainless steel double drainer sink unit with mixer tap & cupboards under, part tiled walls.

GROUND FLOOR BATHROOM/W.C.:
With pedestal wash basin, panelled bath with electric shower over, low level W.C., part tiled walls, tiled floor.

STUDY: 15' (max) x 5' 10" (max).

BRICK & UPVC CONSERVATORY:
13' 7" (max) x 10' 7" (max) With tiled floor.

FIRST FLOOR:

LANDING:

BEDROOM NO 1: 13' 1" (max) x 12' 10" (max).

BEDROOM NO 2: 15' 2" (max) x 10' 6" (max),

BEDROOM NO 3: 11' 9" (max) x 8' 9" (max).

OUTSIDE: **STEEL CASE ENCLOSING OIL FIRED CENTRAL HEATING BOILER : OIL STORAGE TANK**

GARDENS: To front & side laid to lawn with shrubs, trees. Gardens to rear mainly down to a shingle multi-vehicle off road parking space. Stunning views over open fields.





REF.9094 KIRKHAM HOUSE, KIRKHAMS LANE NEEDHAM BANK FRIDAY BRIDGE

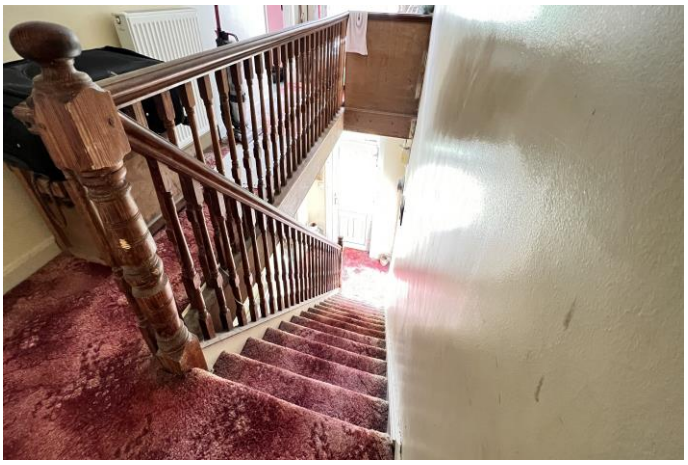
















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