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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**11, WILLIAM ROAD
WISBECH
PE13 2AA**

THE PROPERTY:

VERY DECEPTIVE FOUR BEDROOMED DETACHED HOUSE OF GREAT CHARACTER AND SITUATED ON A LARGE PLOT CLOSE TO THE TOWN CENTRE AND FACILITIES * SEPARATE DINING ROOM * USEFUL UTILITY * GENEROUS ENCLOSED GARDENS TO REAR * GREAT FAMILY HOUSE ON A GREAT PLOT! * VIEW QUICKLY! *

THE PRICE:

£280,000

FREEHOLD

EPC BAND E

REF.9037

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 B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Follow the road to the traffic lights and then turn left into Norwich Road. Then turn second left into Park Street. Follow the road to the 'T' junction into William Road. The property is very shortly on the right-hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off.

LOUNGE: 12' 5" (max) x 11' (max).

DINING ROOM: 13' 1" (max) x 12' 3" (max) With feature fire surround enclosing a flame effect electric fire, understairs cupboard.

KITCHEN/BREAKFAST ROOM:

13' 5" (max) x 10' (max) With New World gas/electric cooker, electric hob hood, range of wall cupboards, part tiled walls, preparation surfaces with drawers & cupboards under, space for American Fridge, inset stainless steel single drainer sink unit with mixer tap & cupboards under.

GROUND FLOOR CLOAKROOM/W.C.:

With low level W.C., hand wash basin with tiled splash back.

UTILITY: 10' 5" (max) x 9' 9" (max) With inset stainless steel single drainer sink unit with mixer tap & cupboards under, part tiled walls, space plumbing for washing machine and space for tumble drier.

FIRST FLOOR:

LANDING: With built in linen cupboard with access to loft.

BATHROOM/W.C.: With hand wash basin with mixer tap & cupboards under, integrated low level W.C., store cupboards, shower/bath with thermostatic shower overhead, part tiled walls, tiled floor, wall cupboard housing Viessmann gas fired wall mounted combi-boiler.

BEDROOM NO 1: 12' 3" (max) x 10' 7" (max)

BEDROOM NO 2: 11' (max) x 8' (max).

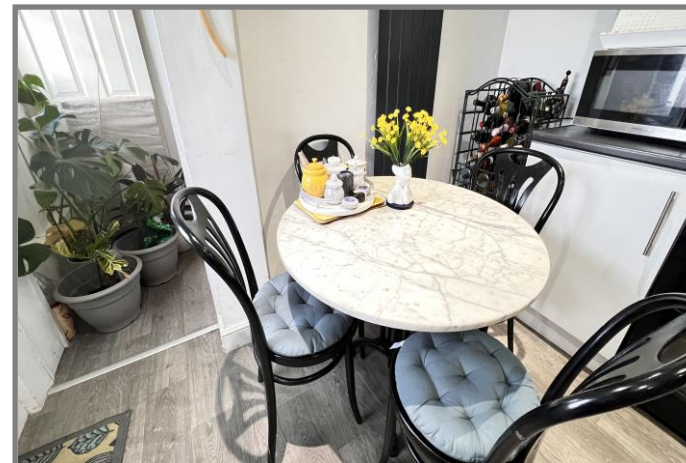
BEDROOM NO 3: 10' (max) x 8' 2" (max) 'L' shaped.

BEDROOM NO 4: 7' 4" (max) x 7' 6" (max) With storage recess.

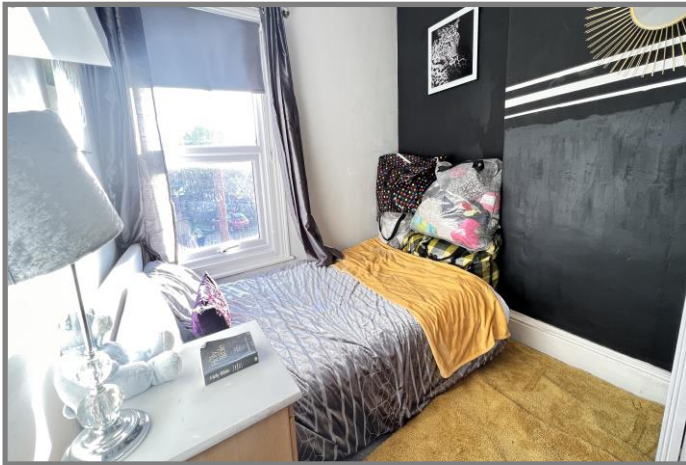
OUTSIDE: **TIMBER STORAGE SHED : EXTERNAL POWER POINTS : SECTIONAL STORE**

GARDENS: Enclosed low maintenance gardens to front, down to stone chippings with hedge borders and with potential for off road parking space (subject to any necessary consents such as dropped kerb etc). Pathway to side leads through a timber gate to the large enclosed rear garden which is laid to lawn with trees, shrubs and a generous paved patio.

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