

**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**



**38, PAYNE AVENUE  
WISBECH, PE13 3HS**

**THE PROPERTY:** MODERN THREE BEDROOMED SEMI DETACHED HOUSE ON THIS POPULAR RESIDENTIAL DEVELOPMENT \* LARGE CONSERVATORY \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* DOUBLE GLAZING \* ENCLOSED GARDENS TO REAR \* GARAGE PLUS OFF ROAD PARKING \* IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET \* VIEW QUICKLY!

**THE PRICE:** £169,995

**FREEHOLD EPC BAND E**

**REF. 8998**

**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: 8998 38, PAYNE AVENUE, WISBECHG**

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

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed West Walton & Walsoken. Follow the road to the third set of traffic lights and turn left into Walton Road. Then immediately left into Waterlees Road. Then second left into Payne Avenue. The property is on the left hand side.

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

**UPVC ENTRANCE LOBBY:**

**ENTRANCE HALL:** With laminate floor, off peak radiator, stairway off;

**LOUNGE/DINER:** 15'4"(max) x 12'8"(max) with laminate floor, off peak radiator, walk in understairs cupboard, exposed brick feature fire surround;

**FITTED KITCHEN:** 15'10"(m x) x 8'1"(max) with built in electric hob, built in electric oven, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine & condensing tumble drier, breakfast bar;

**BRICK & UPVC CONSERVATORY:**

12'7"(max) x 11'9"(max) with double glazed french doors to rear garden;

**FIRST FLOOR:**

**LANDING:** With access to loft, built in airing cupboard housing hot water cylinder with twin immersion heaters;

**BATHROOM/W.C.:** With panelled bath with Triton electric shower overhead, pedestal wash basin. low level w.c., part tiled walls, heated towel rail;

**BEDROOM NO 1:** 10'6"(max) x 8'8"(max) with laminate floor, electric panel radiator;

**BEDROOM NO 2:** 9'8"(max) x 9'1"(max) with built in double wardrobe/cupboard;

**BEDROOM NO 3:** 7'2"(max) x 6'10"(max) with electric panel radiator;

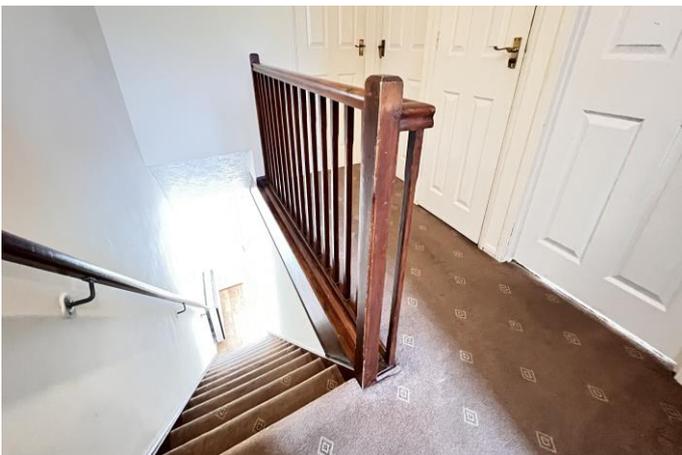
**OUTSIDE:**

**GARAGE:** 15'7"(max) x 7'10"(max) with up & over doors, power & lighting, personal door;

**GARDENS:** To front, down to shingle, with a shingle off road parking space. Enclosed gardens to rear laid to lawn with conifers, shrubs and a block paved patio.



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