



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



**PIRATES BANK
CHURCH ROAD
WISBECH ST MARY PE13 4RN**

THE PROPERTY:

CALLING ALL GARDENERS! TAKE A LOOK AT THIS THREE BEDROOMED DETACHED HOUSE SITUATED IN A SOUGHT-AFTER ROAD IN THIS HIGHLY POULAR VILLAGE WITH ITS OWN SHOP, POST OFFICE, GARAGE, SCHOOL, PUB AND SPORTS & SOCIAL CLUB! * FITTED KITCHEN WITH BUILT IN OVEN & HOB * SEPARATE DINING ROOM * GENEROUS ENCLOSED GARDENS TO REAR * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * GARAGE/WORKSHOP PLUS MULTI-VEHICLE OFF ROAD PARKING! * NO UPWARD CHAIN * VIEW QUICKLY!

THE PRICE:

£280,000

FREEHOLD EPC BAND D

REF.9033

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: 9033 PIRATES BANK CHURCH ROAD WISBECH ST MARY**COUNCIL TAX:****BAND C FENLAND DISTRICT COUNCIL****HOW TO GET THERE:**

From the Wisbech town centre roundabout take the exit signed with the National Trust Logo. Follow the road to the traffic lights and turn right over The Town Bridge then immediately left into Norwich Brink. Follow the road to the traffic lights and proceed straight over. Continue to follow this road all the way to Wisbech St Mary. After entering the village turn first right into Station Road then first left into Church Road, The property is on the right hand side.

THE ACCOMMODATION:

(Dimensions given are approximate only)

ENTRANCE PORCH:

With light, tiled floor.

ENTRANCE HALL:

With tiled floor, stairway off, walk in understairs cupboard housing Grant oil fired central heating boiler.

LOUNGE:

13' 9" (max) x 13' (max) With bay window, wood flooring.

DINING ROOM:

10' (max) x 8' 11" (max) With laminate floor, built in cupboards.

FITTED KITCHEN:

11' 6" (max) x 8' 6" (max) With preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for washing machine, space for condensing tumble drier, space for fridge/freezer, range of wall units, preparation surface with space under for fridge & freezer, built in Bosch electric oven, built in induction hob, tiled floor.

GROUND FLOOR CLOAKROOM/W.C.:

With countertop stone basin with mixer tap and cupboards under, low level W.C., part tiled walls.

FIRST FLOOR:**LANDING:**

With built in airing cupboard housing hot water cylinder with immersion heater and shelving, access to loft.

SHOWER ROOM/W.C.:

With pedestal wash basin with mixer tap, low level W.C, walk in shower cubicle with thermostatic rainfall shower and body spray, part tiled walls, mosaic tiled floor, fitted wall cupboard, extractor fan.

BEDROOM NO 1:

11' 7" (max) x 10' 11" (max) With part wood panelled walls and built in bedside units.

BEDROOM NO 2:

11' 8" (max) x 10' 11" (max).

BEDROOM NO 3:

9' 1" (max) x 6' 11(max) With a range of built in wardrobes & shelving with mirror doors.

OUTSIDE:

OUTSIDE LIGHTS : COLD WATER TAP FRONT & REAR : TIMBER CABIN/PLAYHOUSE with power & lighting : EXTERNAL POWER POINTS TO FRONT & REAR

GARAGE/WORKSHOP:

15' 9" (max) x 14' 11" (max) With double door, personal door, power & lighting, shelving/racking, workbench.

GARDENS:

To front laid to lawn with shrubs, borders & fruit trees, concrete pathway to the front entrance door and a gravelled driveway/multi-vehicle off road parking space. Timber gate to side opens onto the generous enclosed rear garden which is laid to lawn with paved pathways, decking BBQ area, lots of raised seasonal vegetable beds/planters, numerous trees, fruit trees, shrubs and an ornamental pond.

REF: 9033 PIRATES BANK CHURCH ROAD WISBECH ST MARY



REF: 9033 PIRATES BANK CHURCH ROAD WISBECH ST MARY



REF: 9033 PIRATES BANK CHURCH ROAD WISBECH ST MARY

