

**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**



**109 NORWICH ROAD  
WISBECH  
PE13**

**THE PROPERTY:** A BEAUTIFUL EXAMPLE OF A PRESTIGIOUS 1930s FOUR BEDROOMED DETACHED TOWN RESIDENCE WITH SEPARATE DINING ROOM \* FITTED KITCHEN/BREAKFAST ROOM WITH BUILT IN OVEN, HOB AND FRIDGE \* 22FT GARDEN ROOM/UTILITY ROOM \* GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING \* ENCLOSED GARDENS TO REAR \* A FAMILY HOUSE OF GREAT CHARACTER \* VIEW QUICKLY!

**THE PRICE:            £295,000    FREEHOLD            EPC BAND            REF.9049**

**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:9049 109 NORWICH ROAD, WISBECH.**

**COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. At the next set of traffic lights turn left into Norwich Road. The property will be seen shortly on the left-hand side.

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

**ENTRANCE PORCH/CANOPY:**  
With original tiled floor, lantern.

**SPACIOUS ENTRANCE HALL:**  
With parquet floor, stairway off, understairs cupboards, built in store cupboard.

**LOUNGE:** 19' 11" (max) x 13' 11" (max) With original parquet floor, bay window, feature fireplace with marble surround enclosing a living flame gas fire.

**DINING ROOM:** 15' 11" (max) x 11' 3" (max) With original parquet floor, French doors to rear garden.

**FITTED KITCHEN/BREAKFAST ROOM:**  
13' 7" (max) x 11' 2" (max) With preparation surfaces with drawers & cupboards under, built in Bosch dishwasher, inset 1 ½ bowl sink unit with mixer tap & cupboards under, built in gas hob, built in electric hob hood, built in fridge, built in Neff electric double oven, range of wall units, part tiled walls, tiled floor.

**REAR LOBBY:** With wood floor, wall mounted Ideal gas fired central heating boiler and programmer.

**POTENTIAL GROUND FLOOR CLOAKROOM/W.C.:**  
Plumbing available for facilities.

**GARDEN ROOM/UTILITY:** 22' (max) x 7' 1" (max) With space/plumbing for washing machine and condensing tumble drier, space for fridge & freezer, wall units, French doors to rear garden.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With access to loft.

**BATHROOM/W.C./SHOWER ROOM.:**  
With panelled bath with mixer tap with shower attachment, pedestal wash basin with cupboard over, tiled & screened shower cubicle with thermostatic shower, part tiled walls, built in linen cupboard housing hot water cylinder with immersion heater.

**SEPARATE W.C.:** With low level W.C., part tiled walls.

**BEDROOM NO 1:** 19' 8" (max) x 13' (max) with bay window.

**BEDROOM NO 2:** 15' 5" (max) x 12' 11" (max) With built in wardrobe/cupboard, built in wash basin with cupboards under and tiled splash back.

**BEDROOM NO 3:** 16' 5" (max) x 10' 3" (max) With full width fitted wardrobes/cupboards with dressing unit and mirror, pedestal wash basin with tiled splash back.

**BEDROOM NO 4:** 9' 3" (max) x 8' 3" (max) With bay window, built in wardrobe/cupboards with small dressing unit and drawers under.

**OUTSIDE:** **OUTSIDE LIGHTS : SECURITY LIGHTS**

**GARAGE:** 16' 9" (max) x 10' 2" (max) With timber double doors, power & lighting, shelving.

**GARDENS:** To front down to a tarmac/gravel off road parking area, concrete pathway leads to the side entrance doors. Enclosed gardens to rear laid to lawn with paved pathways, laurel hedge, paved patio and shrubs.

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