ROBERT HALE HOMES FOR SALE

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7 DAYS
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NAEA NETWORK
OVER 1000 OFFICES



20 RIVER TERRACE
WISBECH
PE13 1PZ

THE PROPERTY: VERY DECEPTIVE BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACED HOUSE IN A CUL DE SAC LOCATION CLOSE TO RIVER WALKS & THE TOWN CENTRE! *24' LOUNGE/DINER *16' FITTED KITCHEN WITH BUILT IN OVEN & HOB *GROUND FLOOR BATHROOM/W.C. *USEFUL UTILITY *ATTRACTIVE LOW MAINTENANCE GARDENS TO REAR *GAS FIRED CENTRAL HEATING *DOUBLE GLAZING *IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET *DON'T DELAY VIEW TODAY!

THE PRICE: **£127,500** **FREEHOLD** **EPC BAND E** **REF. 9113**

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. 9113 20 RIVER TERRACE, WISBECH

COUNCIL TAX: **BAND A FENLAND DISTRICT COUNCIL**

THE ACCOMMODATION: (Dimensions given are approximate only)

LOUNGE/DINER: 24'9" (max) x 11' (max) With part laminate floor, feature exposed brick fire surround enclosing an electric "flame effect" fire, stairway off.

FITTED KITCHEN: 16' (max) x 6' (max) With preparation surfaces with drawers and cupboards under, space/plumbing for automatic washing machine, part tiled walls, inset stainless steel single drainer sink unit with mixer tap and cupboards under, built in electric hob, built in electric oven, electric hob hood, range of wall cupboards.

REAR LOBBY:

GROUND FLOOR BATHROOM/W.C.:
With tiled floor, tiled walls, pedestal wash basin, panelled bath with Triton electric shower overhead.

UTILITY: With worktop with cupboards under and space for condensing tumble drier.

FIRST FLOOR:

LANDING:

BEDROOM NO 1: 11' (max) x 10'5"(max)

BEDROOM NO 2: 13'6" (max) x 7'10" (max) With access to part boarded loft, built in airing cupboard housing Ideal gas fired wall mounted combi boiler, leads to:-

BEDROOM NO 3: 8'2" (max) x 6'2" (max)

OUTSIDE: **SECURITY LIGHT: COLD WATER TAP:**

ATTRACTIVE LOW MAINTENANCE GARDENS:
To front, down to slate chippings with a concrete pathway to the front entrance door. Shared pathway to the side of the house leads to the side entrance door to the house. Attractive enclosed low maintenance gardens to rear down to decking and slate chippings.





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