

**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**



**27 WESTMEAD AVENUE  
WISBECH  
PE13 2SL**

**THE PROPERTY:**

IMPOSING BEAUTIFULLY PRESENTED SPACIOUS THREE DOUBLE BEDROOMED DETACHED HOUSE SITUATED ON A HUGE PLOT IN ONE OF THE MOST HIGHLY SOUGHT-AFTER RESIDENTIAL AVENUES IN TOWN!! \* 19ft FITTED KITCHEN WITH BUILT IN OVEN & HOB\* SEPARATE DINING ROOM \* SUPERB CONSERVATORY \* GENEROUS ENCLOSED GARDENS TO REAR \* MASSES OF OFF-ROAD PARKING PLUS DETACHED GARAGE \* GAS FIRED CENTRAL HEATING \*DOUBLE GLAZED \* VIEW QUICKLY TO AVOID DISOINMENT!

**THE PRICE:**

**OIEO £350,000 FREEHOLD EPC BAND C REF.9062**

**SELLING? FREE, FREE, VALUATIONS!**

**REF: 9062 27 WESTMEAD AVENUE, WISBECH**

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

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

**ENTRANCE PORTICO:** With light.

**ENTRANCE HALL:** With laminate floor, stairway off.

**LOUNGE/DINER:** 20' (max) x 13' 10" (max) With double glazed French doors to conservatory, feature ceiling height fireplace enclosing an electric 'flame effect' fire.

**DINING ROOM:** 9' 9" (max) x 9' 4" (max) With part glazed double doors to lounge.

**FITTED KITCHEN/BREAKFAST ROOM:**

19' 6" (max) x 9' 9" (max) With tiled floor, part tiled walls, peninsular breakfast bar, preparation surfaces with drawers and cupboards under, wine rack, range of wall cupboards, larder cupboard, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, space/plumbing for dishwasher, built in electric hob, electric hob hood.

**GROUND FLOOR CLAOK ROOM/W.C.:**

With hand wash basin with mixer tap, tiled floor, part tiled walls,

**BRICK & UPVC CONSERVATORY:**

13' 1" (max) x 10' (max) With tiled floor, double glazed French doors to rear garden, electric wall heater.

**UTILITY:** 10' (max) x 8' 4" (max) With tiled floor, part tiled walls, worktop, space/plumbing for automatic washing machine, Valliant gas fired wall mounted C/H boiler.

**FIRST FLOOR:**

**LANDING:** With access to side loft storage, built in linen cupboard.

**BATHROOM/W.C.:** With pedestal wash basin with mixer tap, low level w.c., part tiled walls, tiled floor, shower/bath with mixer tap & thermostatic shower overhead.

**BEDROOM NO 1:** 17' 5" (max) x 9' 6".

**BEDROOM NO 2:** 12' 9" (max) x 7' 6" (max) With built in double wardrobe/cupboard.

**BEDROOM NO 3:** 13' 4" (max) x 9' 3" (max) With built in double wardrobe/cupboard.

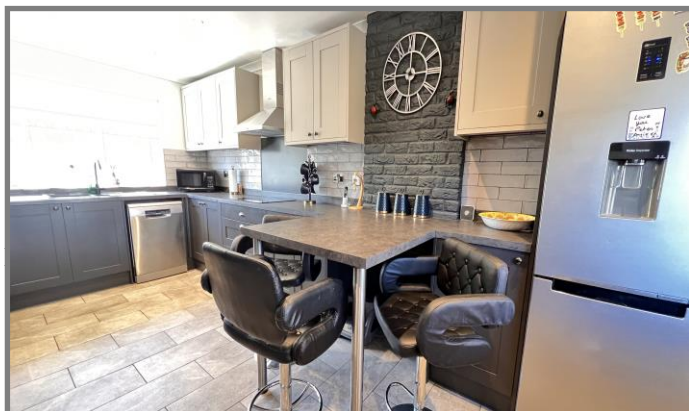
**OUTSIDE: OUTSIDE LIGHT: SECURITY LIGHT:**

**DETACHED GARAGE/WORKSHOP**

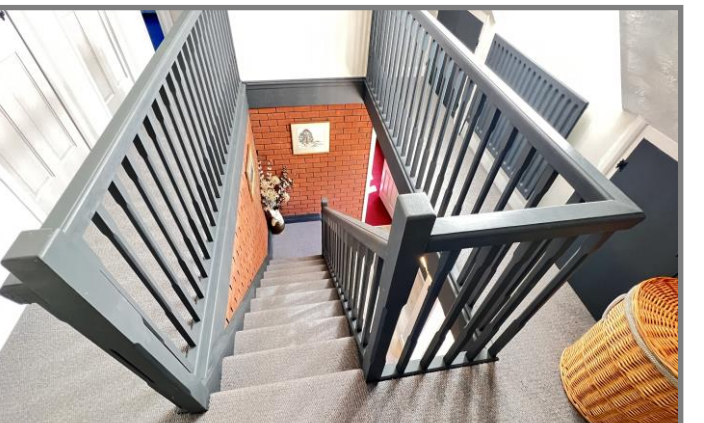
With power & lighting.

**GARDENS:** To front with extensive block paved multi-vehicle off road parking with an ornamental front wall. Double wrought iron gate to side opens onto block paved driveway/additional multi-vehicle off road parking. Large garden to rear part laid to lawn with numerous trees, shrubs, large paved patio and ornamental pond.

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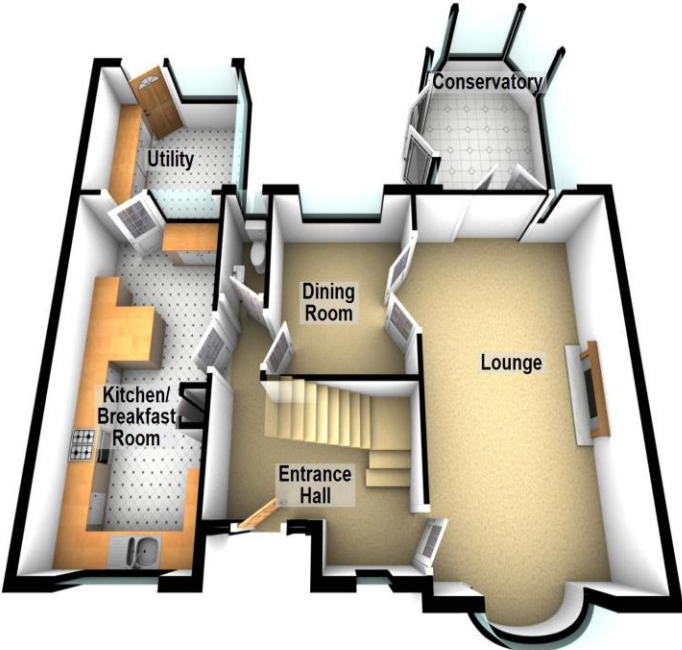
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Ground Floor



First Floor

