

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**1 BAKERY COTTAGE, MAIN ROAD
THREE HOLES
PE14 9JR**

THE PROPERTY:

WELL PRESENTED TWO BEDROOMED SEMI-DETACHED HOUSE SITUATED IN THIS HIGHLY POPULAR NORFOLK VILLAGE! * FITTED KITCHEN WITH BUILT IN OVEN & HOB & FRIDGE & FREEZER * USEFUL GROUND FLOOR CLOAKROOM/W.C * ELECTRIC HOT WATER CENTRAL HEATING * DOUBLE GLAZING * DEDICATED OFF ROAD PARKING SPACE TO REAR * ENCLOSED GARDENS TO REAR * IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET! * VIEW QUICKLY!!

THE PRICE:

£180,000

FREEHOLD EPC BAND D

REF.9061

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.



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COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE /CANOPY: With lantern.

LOUNGE: 13' 7" (max) x 12' 5" (max)

FITTED KITCHEN/DINER: 13' 6" (max) x 9' 4" (max) With double glazed french doors to rear garden, range of wall cupboards, built in fridge, built in freezer, built in electric hob, electric hob hood, built in electric oven, part tiled walls, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under.

GROUND FLOOR CLOAKROOM/W.C.:

With low level W.C., hand wash basin with tiled splash back, inset hand wash basin with mixer tap & cupboard under, part tiled walls, extractor fan.

FIRST FLOOR:

LANDING: With access to loft, built in airing cupboard housing hot water cylinder & Aztec electric heater.

BATHROOM/W.C.: With low level W.C., panelled bath with mixer tap & shower attachment, pedestal wash basin, part tiled walls, light/shaver point, heated towel rail, extractor fan

BEDROOM NO 1: 13' 7" (max) x 11' 10" (max).

BEDROOM NO 2: 8' 9" (max) x 8' 4" (max).

OUTSIDE: OUTSIDE LANTERNS : COLD WATER TAP

SMALL LOW MAINTENANCE GARDENS:

To front, down to stone chippings and a paved pathway to the front entrance door, shared driveway to side leads to a dedicated off-road parking space at the rear. Enclosed gardens to rear laid to lawn with shrubs and a paved patio.



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