

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**37, LIME AVENUE
WISBECH, PE13 3LL**

THE PROPERTY: WELL PRESENTED, VERY DECEPTIVE, THREE DOUBLE BEDROOMED MID TERRACED FAMILY HOUSE * 21' KITCHEN/DINER * USEFUL UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * ADDITIONAL GROUND FLOOR CLOAKROOM/.W.C. * GENEROUS ENCLOSED GARDENS TO REAR * EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * MUST BE VIEWED TO BE FULLY APPRECIATED * VIEW QUICKLY TO AVOID DISAPPOINTMENT

THE PRICE:

£165,000

FREEHOLD EPC BAND

REF.9074

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:9074 37, LIME AVENUE WISBECH

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

ENTRANCE HALL: With laminate floor, stairway off;

LOUNGE/DINER: 14'3"9(max) x 11'3"(max) with laminate floor, feature fire surround;

KITCHEN/DINER: 21'10"(max) x 9'10"(max) x with laminate floor, range of wall cupboards, electric cooker point, electric hob hood, part tiled walls, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under;

GROUND FLOOR CLOAKROOM/W.C.:

With low level w.c.,

UTILITY: 9'10"(max) x 7'6"(max) with laminate floor, work top with space/plumbing under for automatic washing machine & space under for condensing tumble drier;

FIRST FLOOR:

LANDING: With access to loft, built in cloaks cupboard;

BATHROOM/W.C.: With tiled floor, panelled bath with shower overhead, inset hand wash basin with mixer tap & cupboard under, integrated low level w.c.:

BEDROOM NO 1: 14'4"(max) x 9'6"(max) with built in airing cupboard housing wall mounted combi boiler;

BEDROOM NO 2: 10'8"(max) x 10'7"(max) with walk in wardrobe/cupboard;

BEDROOM NO 3: 13'7"(max) x 7'10"(max) with built in wardrobe/cupboard;

OUTSIDE:

GARDENS: To front, down to an extensive shingle multi vehicle off road parking with conifers, borders and shrubs. Generous enclosed gardens to rear, laid to lawn with borders, shrubs and a paved patio.



REF. 9074 37, LIME AVENUE, WISBECH



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