

**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



**18 PAYNE AVENUE
WISBECH
PE13 3HS**

THE PROPERTY: MODERN TWO BEDROOM END TERRACE HOUSE FOR REFUBISHMENT
IN A POPULAR RESIDENTIAL AREA CLOSE TO SCHOOLS & LOCAL SHOPS
*GENEROUS ENCLOSED GARDENS TO REAR *GARAGE PLUS MULTI-
VEHICLE OFF ROAD PARKING *DOUBLE GLAZING *IDEAL FIRST TIME
BUY OR BUY-TO-LET *GREAT POTENTIAL! *NO UPWARD CHAIN!

THE PRICE: £135,000

FREEHOLD EPC BAND

REF. 9070

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)

LOUNGE: 15'10" (max) 12'10" (max) With off peak radiator, stairway off.

KITCHEN: 12'1" (max) x 8' (max) With stainless steel single drainer sink unit with cupboards under, space/plumbing for automatic washing machine, part tiled walls, preparation surfaces with drawers and cupboards under, display cupboards with glazed doors, wall cupboards, electric cooker point.

LANDING: With access to loft.

BATHROOM/W.C.: With low level w.c., panelled bath with shower overhead, part tiled walls, pedestal wash basin, electric wall fan heater, built-in airing cupboard housing hot water cylinder with dual immersion heaters.

BEDROOM NO 1: 11'7" (max) x 9'10" (max) With off peak radiator.

BEDROOM NO 2: 11'9" (max) x 7' (max) With off peak radiator.

OUTSIDE: **GREEN HOUSE:**

GARAGE: 15'7" (max) x 7'10" » (max) With up and over door, power and lighting.

GARDENS: To front, down to a block paved multi vehicle off road parking space. Generous enclosed gardens to rear.



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