ROBERT HALE HOMES FOR SALE

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OVER 1000 OFFICES



58, HAZEL GARDENS
WISBECH, PE13 2AB

THE PROPERTY: WELL PRESENTED, THREE BEDROOMED SEMI DETACHED HOUSE OF GREAT CHARACTER & SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO SCHOOLS! * SEPARATE DINING ROOM * FITTED KITCHEN WITH BUILT IN OVEN & HOB * SEPARATE BREAKAFAST ROOM/UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * LOTS OF POTENTIAL OFF ROAD PARKING TO FRONT * 375SQ.FT GARAGE/WORKSHOP WITH ITS OWN SEPARATE ACCESS! * IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET * VIEW NOW!

THE PRICE: **£189,500** **FREEHOLD** **EPC BAND D** **REF. 9108**

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. 9108 58, HAZEL GARDENS WISBECH

COUNCIL TAX: **BAND B FENLAND DISTRICT COUNCIL**

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With stairway off, laminate floor, walk in understairs cupboard, additional understairs cupboard;

LOUNGE/DINER: 13`6(max) x 12`(max) with fitted full width exposed brick feature fireplace with display shelving to each side, bay window, laminate floor;

DINING ROOM: 12`4"(max) x 10`6"(max) with laminate floor, double glazed french doors to rear garden;

FITTED KITCHEN: 8`5"(max) x 7`10"(max) with tiled floor, tiled walls, range of wall cupboards, built in gas hob, built in electric oven, electric hob hood, inset stainless steel single drainer sink unit with mixer tap & cupboards under;

UTILITY/BREAKFAST ROOM:
9`(max) x 7`3"(max) with breakfast bar, tiled floor, work top with space/plumbing for domestic appliances, range of wall cupboards, Ideal gas fired wall mounted combi boiler;

FIRST FLOOR:

LANDING: With access to loft;

BATHROOM/W.C.: With pedestal wash basin with mixer tap & tiled splash back, low level w.c., panelled bath with Triton electric shower overhead, part tiled walls;

BEDROOM NO 1: 11`1"(max) x 9`9"(max) with full width range of fitted wardrobes/cupboards;

BEDROOM NO 2: 12`(max) x 9`6"(max) with built ij double wardrobe/cupboard, laminate floor;

BEDROOM NO 3: 8`(max) x 8`1"(max);

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

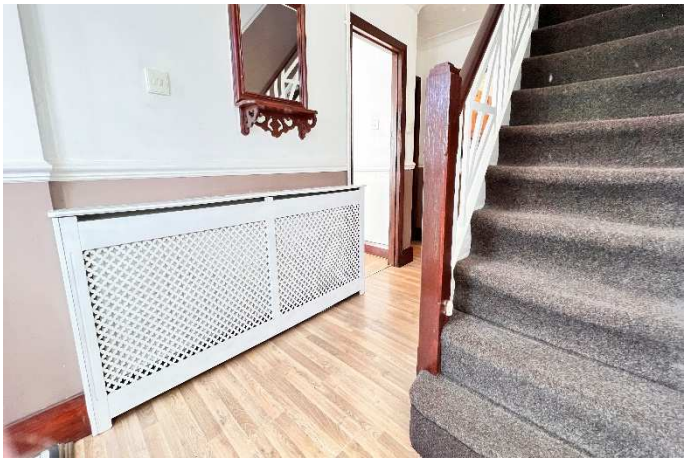
GARAGE/WORKSHOP: 23`(max) x 16`3"(max) with power & lighting, double up & over door, opens onto the shared vehicle access.

GARDENS: To front, down to potential multi vehicle off road parking space. Paved pathway to side leads through a timber gate to the enclosed rear garden which is laid to lawn with a paved patio. Useful shared vehicle access leads from the rear boundary of the property to Elizabeth Terrace.





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