

**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



**7 NORWICH CLOSE
WISBECH
PE13 3XB**

THE PROPERTY: BEAUTIFULLY PRESENTED, RECENTLY FULLY REFURBISHED LINK DETACHED BUNGALOW, SITUATED AT THE END OF A SMALL EXCLUSIVE PRIVATE CUL-DE-SAC WITHIN EASY REACH OF TOWN FACILITIES * 18FT FITTED KITCHEN WITH BUILT IN OVEN, HOB FRIDGE & FREEZER * ATTRACTIVE ENCLOSED GARDENS TO REAR * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * PRICED TO SELL, SO VIEW QUICKLY TO AVOID DISAPPOINTMENT * NO UPWARD CHAIN!

THE PRICE: oiro £220,000 **FREEHOLD** **EPC BAND C** **REF.**

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:8940 7 NORWICH ROAD, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. At the next set of traffic lights turn left into Norwich Road. Then turn eleventh right into Norwich Close, which is a small private cul-de-sac.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With central heating thermostat, LVT floor, access to part boarded loft, built in airing cupboard housing hot water cylinder with immersion heater.

LOUNGE: 14' 10" (max) x 12' 1" (max).

FITTED KITCHEN/DINER: 18' 3" (max) x 10' 9" (max) With double glazed French doors to rear garden, LVT floor, peninsular breakfast bar with cupboards under, inset single drainer sink unit with mixer tap & cupboards under, space for domestic appliance, built in electric oven, built in electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, built in fridge, built in freezer.

SPACIOUS BATHROOM/W.C.: With low level W.C., LVT floor, inset hand wash basin with mixer tap & cupboards under, panelled bath with mixer tap, tiled & screened shower cubicle with Gainsborough electric shower, extractor fan.

BEDROOM NO 1: 13' 3" (max) x 9' 3" (max).

BEDROOM NO 2: 11' (max) x 11' 2" (max).

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

GARAGE: 18' 6" (max) x 9' (max) With up & over door, personal door, power & lighting, gas fired wall mounted central heating boiler.

GARDENS: To front laid to lawn with slate chippings borders, shrubs, circular paved centrepiece and a shingle off road parking space.
Attractive gardens to rear laid to lawn, with borders, shrubs paved pathways and a paved patio.



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