

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
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**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**12, ABRAHAM DRIVE  
WISBECH, PE14 0TD**

**THE PROPERTY:**

A BEAUTIFULLY THREE BEDROOMED DETACHED CHALET STYLE HOUSE SET IN SUPERB GARDENS, IN A SOUGHT AFTER RESIDENTIAL CUL DE SAC WITH EASY ACCESS TO THE RETAIL PARKS AND MAIN ROAD NETWORK \* 17' FITTED KITCHEN \* 2 BATH/SHOWER ROOMS \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* ENCLOSED LANDSCAPED GARDENS TO REAR \* GARAGE PLUS OFF ROAD PARKING \* A LOVELY HOME ON A LOVELY PLOT WITH NO UPWARD CHAIN! VIEW QUICKLY! \* **THIS PROPERTY IS BEING SOLD PARTLY FURNISHED!**

**THE PRICE: £245,000 FREEHOLD EPC BAND**

**REF. 9072**

**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: 9072 12, ABRAHAM DRIVE, WISBECH**

**COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL**

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With laminate floor, built in cloaks cupboard, stairway off, walk in understairs cupboard;

**LOUNGE:** 15'3"(max) x 11'5"(max) with double glazed french door to rear garden;

**FITTED KITCHEN/DINER:** 17'7"(max) x 12'7"(max) with built in ceramic hob, electric hob hood, built in electric double oven, fridge/freezer, peninsular breakfast bar, space/plumbing for automatic washing machine, built in condensing tumble drier, preparation surfaces with drawers & cupboards under, range of wall cupboards, part tiled walls, wall cupboard housing VAILLANT gas fired wall mounted C/H boiler, laminate floor;

**GROUND FLOOR BEDROOM NO 3:**  
13'1"(max) x 9'6"(max);

**GROUND FLOOR SHOWER ROOM/W.C.:**  
With Quadrant shower cubicle with thermostatic shower, low level w.c., hand wash basin with mixer tap, part tiled walls, extractor fan;

**FIRST FLOOR:**

**LANDING:** With built in airing cupboard housing hot water cylinder;

**BATHROOM/W.C.:** With low level w.c., pedestal wash basin, panelled bath with mixer tap & shower attachment, part tiled walls, extractor fan;

**BEDROOM NO 1:** 15'5"(max) x 12'10"(max) with full width range of fitted wardrobe/cupboards with mirror doors;

**BEDROOM NO 2:** 17'4"(max) x 9'16"(max);

**OUTSIDE:**

**GARAGE:** 17'(max) x 8'7"(max) with electrically operated remote controlled roller door, power & lighting, personal door, loft storage;

**GARDENS:** Attractive low maintenance, landscaped gardens to front, down to shingle with numerous shrubs, conifers & plants. A paved pathway to the front entrance door, and a tarmac driveway/off road parking space. Timber gate to side leads to the beautiful enclosed rear garden which is laid to lawn with borders, shrubs, beds, pathways, garden light and covered patio.



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