

**ROBERT
HALE
HOMES FOR
SALE**

Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU

WISBECH

01945 465222

E-mail:

wisbech@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**WALPOLE COTTAGE
3C MILL ROAD
WALPOLE HIGHWAY
PE14 7QJ**

THE PROPERTY: A CHARMING TWO BEDROOMED SEMI-DETACHED PERIOD COTTAGE SITUATED IN THE CENTRE OF THIS POPULAR NORFOLK VILLAGE WITH ITS OWN SCHOOL, SHOP & POST OFFICE AND EASY ACCESS TO KINGS LYNN & WISBECH * FITTED KITCHEN WITH BUILT IN OVEN & HOB * SMALL ENCLOSED GARDENS TO REAR * OFF ROAD PARKING * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * NO UPWARD CHAIN! * A COSY CHARACTER PROPERTY * VIEW QUICKLY!

THE PRICE: £125,000 FREEHOLD EPC BAND REF.9056

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:9056 WALPOLE COTTAGE 3C MILL ROAD WALPOLE HIGHWAY.

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed West Walton/Walsoken. Follow the main road for about 2.4 miles and turn left at the roundabout, signed Walton Highway. Follow the main route for 2.3 then turn left into Mill Road BY THE SKATERS NOTICE BOARD. The property is shortly on the RIGHT hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

SIDE ENTRANCE CANOPY:

SIDE ENTRANCE LOBBY/DINING AREA:

9' 11" (max) x 8' 4" (max) With tiled floor, stairway off, built in understairs cupboard, fireplace (currently boarded up).

LOUNGE: 14' 2" (max) x 11' 11" (max) With feature tiled fireplace enclosing a log burning stove, original tiled floor.

FITTED KITCHEN: 8' 1" (max) x 7' 10" (max) With preparation surfaces with drawers & cupboards under, space for fridge/freezer, space/plumbing for washing machine, inset stainless steel single drainer sink unit with mixer tap & cupboard under, built in electric oven, built in electric hob, wall units, part tiled walls.

GROUND FLOOR W.C./SHOWER ROOM:

With shower cubicle with thermostatic shower, pedestal wash basin, low level W.C., heated towel rail, extractor fan, tiled walls.

FIRST FLOOR:

LANDING:

BEDROOM NO 1: 12' 11" (max) x 8' 8" (max) With built in wardrobe/cupboard, access to loft.

BEDROOM NO 2: 11' 6" (max) x 10' 4" (max).

OUTSIDE: **GRANT OIL FIRED EXTERNAL CENTRAL HEATING BOILER : OIL STOARGE TANK : TIMBER POTTING SHED**

GARDENS: To front down a block paved parking area and a timber gate to the side opens onto a paved pathway which leads to the small enclosed rear garden which has a paved patio area, small lawn, paved pathways and various raised bed/borders



REF:9056 WALPOLE COTTAGE 3C MILL ROAD WALPOLE HIGHWAY.

