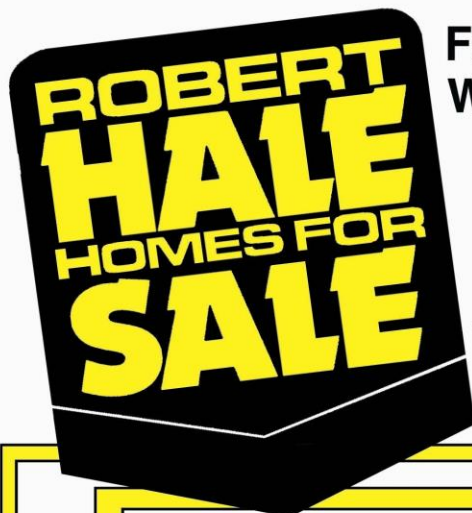




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WISBECH

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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**8, OLYMPIAN CLOSE
WISBECH, PE13 2FH**

THE PROPERTY: MODERN, TWO DOUBLE BEDROOMED SEMI DETACHED HOUSE, SITUATED IN A CUL DE SAC LOCATION, CLOSE TO SCHOOLS, RETAIL PARK AND THE MAIN ROAD NETWORK * FITTED KITCHEN WITH BUILT IN OVEN, HOB, FRIDGE & FREEZER * USEFUL GROUND FLOOR CLOAKROOM/W.C. * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * ENCLOSED GARDEN TO REAR * DOUBLE OFF ROAD PARKING SPACE * IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET * NO UPWARD CHAIN! * VIEW QUICKLY!

THE PRICE: OIEO £175,000 FREEHOLD EPC BAND C REF. 9103

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)

ENTRANCE CANOPY:

LIVING ROOM: 14'10"(max) x 9'5"(max) with understairs cupboard, C/H programmer, double glazed french doors to rear garden;

FITTED KITCHEN/DINER: 12'5"(max) x 12'5"(max) with inset stainless steel single drainer sink unit with mixer tap & cupboards under, built in gas hob, electric hob hood, built in electric oven, built in fridge, built in freezer, tiled walls, range of wall cupboards, space for domestic appliance, cupboard housing Potterton gas fired wall mounted combi boiler;

GROUND FLOOR CLOAKROOM/W.C.:

With pedestal wash basin with tiled splash back, low level w.c., extractor fan;

FIRST FLOOR:

LANDING: With access to loft;

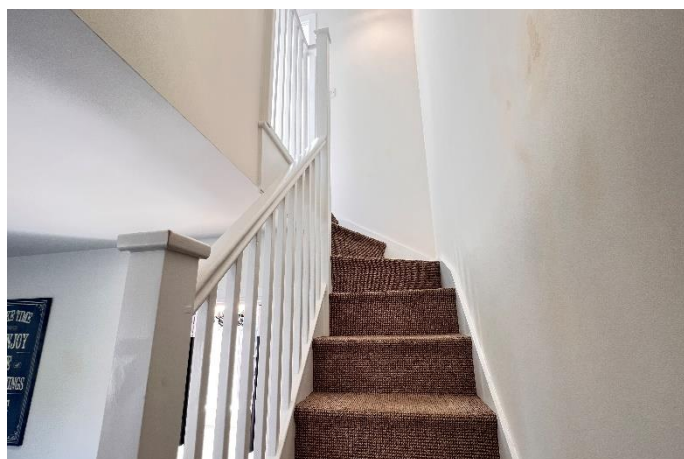
BATHROOM/W.C.: With low level w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap & thermostatic shower overhead, part tiled walls, extractor fan;

BEDROOM NO 1: 13'1"(max) x 9'5"(max) with built in double wardrobe/cupboard;

BEDROOM NO 2: 10'10"(max) x 8'1"(max);

OUTSIDE: TIMBER GARDEN SHED : EXTERNAL POWER POINTS: COLD WATER TAP:

GARDENS: To front, part laid to lawn with a block paved DOUBLE OFF ROAD PARKING SPACE. Paved pathway to the front entrance door and a paved pathway to side leading to a timber gate opening onto the enclosed rear garden which is laid to lawn with a paved patio.



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