

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**5 KINGSWOOD PARK
WISBECH
PE13 2US**

THE PROPERTY: TWO DOUBLE BEDROOMED DETACHED CHALET BUNGALOW OF ENORMOUS CHARACTER AND SITUATED IN AN EXCLUSIVE PRIVATE RESIDENTIAL CUL-DE-SAC * SUPERB OPEN DESIGN WITH VAULTED CEILING * GAS FIRED CENTRAL HEATING * MOSTLY DOUBLE GLAZED * DOUBLE GARAGE * GARDENS TO FRONT & REAR * REALLY MUST BE VIEWED TO BE APPRECIATED * NO UPWARD CHAIN!

THE PRICE: OIEO £250,000 FREEHOLD EPC BAND D REF.9055

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:9055 5 KINGSWOOD PARK WISBECH.

COUNCIL TAX: BAND C FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE /LOBBY:

ENTRANCE HALL: With stripped wood flooring, built in cloaks cupboard.

OPEN PLAN LOUNGE/DINER/KITCHEN:

19' 8" (max) x 16' 9" (max) With stripped wood floor, double glazed patio doors to front garden, stairway off, space/plumbing for dishwasher and washing machine, range of wall cupboards, built in gas hob, built in electric oven, electric hob hood, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit.

GROUND FLOOR BATHROOM/W.C.:

With pedestal wash basin, low level W.C., panelled bath with mixer tap & shower attachment, built in linen cupboard, tiled walls.

GROUND FLOOR BEDROOM 2:

16' 3" (max) x 13' 6" (max) With patio doors to conservatory, full width range of wardrobe/cupboards with mirror doors.

CONSERVATORY: (Not double glazed) 11' 7" (max) x 6' (max).

FIRST FLOOR:

LANDING:

STUDY AREA:

BEDROOM NO 1:

17' 3" (max) x 11' 7" (max) With sloping ceiling, access to side loft storage with gas fired wall mounted combi boiler, useful low level W.C. and hand wash basin with tiled splash back, extractor fan.

OUTSIDE:

OUTSIDE LANTERN

DOUBLE GARAGE:

18' 6" (max) x 16' 8" (max) With twin up & over doors, personal door, joist storage, power & lighting.

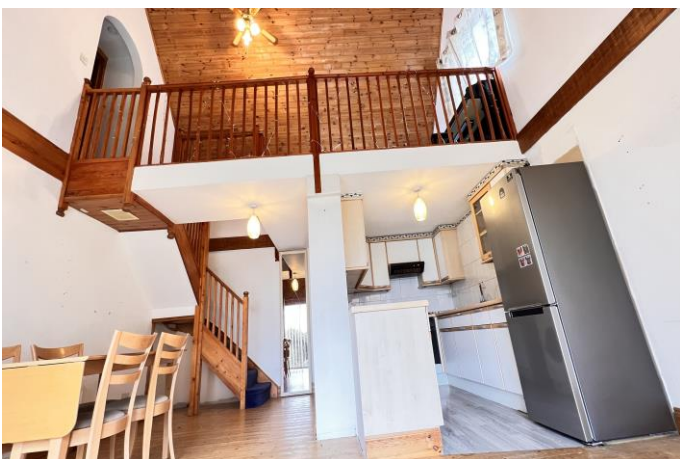
GARDENS:

To front laid to lawn with conifers, shrubs and a block paved multi-vehicle off road parking space. Wrought iron gate to side. Enclosed gardens to rear also laid to lawn with trees, shrubs and paved patio.

N.B. A management company serving cul-de-sac is responsible for the maintenance of the road for a modest annual sum.



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