

**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**



**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!

**THE PRICE: £249,900 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;

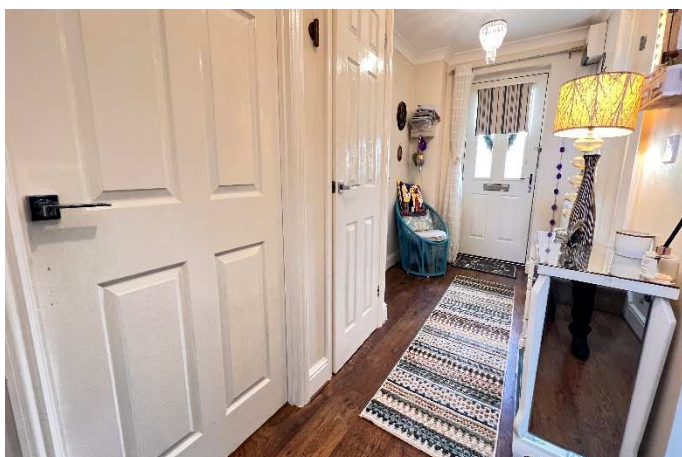
**BEDROOM NO 1:** 15'5"(max) x 12'10"(max) with full width range of fitted wardrobe/cupboards with mirror doors;

**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.



REF. 9072 12, ABRAHAM DRIVE, WISBCH



REF. 9072 12, ABRAHAM DRIVE, WISBECH



REF. 9072 12, ABRAHAM DRIVE, WISBECH

