

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**121, RAMNOTH ROAD  
WISBECH, PE13 2JD**

**THE PROPERTY:** AN EXTREMELY DECEPTIVE, WELL PRESENTED TWO BEDROOMED SEMI DETACHED HOUSE, SITUATED IN A POPULAR RESIDENTIAL ROAD, CLOSE TO SCHOOLS & COLLEGE \* 22' LOUNGE/DINER \* 17' FITTED KITCHEN WITH BUILT IN OVEN & HOB \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* ENCLOSED GARDENS TO REAR \* PARKING SPACE TO FRONT \* IDEAL FIRST TIME BUY OR INVESTMENT AS A BUY TO LET \* NO UPWARD CHAIN!

**THE PRICE:** £175,000 FREEHOLD EPC BAND D

**REF. 9078**

**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: 9078 121, RAMNOTH ROAD, WISBECH**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

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

**LOUNGE/DINER:** 22'5"(max) x 14'1 (max) with laminate floor, feature fireplace enclosing a 'living flame', feature square archway to DINING AREA with stairway off and fitted understairs cupboard;

**FITTED KITCHEN:** 17'9"(max) x 7'7"(max) with tiled floor, space for American fridge/freezer, preparation surfaces with drawers & cupboards under, wine rack, built in gas hob, built in electric hob hood, range of wall units, built in electric oven, tiled splash backs, inset single drainer sink unit with mixer tap & cupboards under, space/plumbing for dishwasher, tall cupboard housing gas fired Worcester boiler

**SMALL UTILITY:** With plumbing for automatic washing machine;

**FIRST FLOOR:**

**LANDING:** With access to loft;

**BATHROOM/W.C./SHOWER ROOM.:**

With hand wash basin with mixer tap & drawers under, mirror over, low level w.c., heated towel rail, panelled bath with thermostatic shower & screen, tiled walls, tiled floor;

**BEDROOM NO 1:** 11'8"(max) x 10'9"(max) with laminate floor, full width fitted sliding wardrobes;

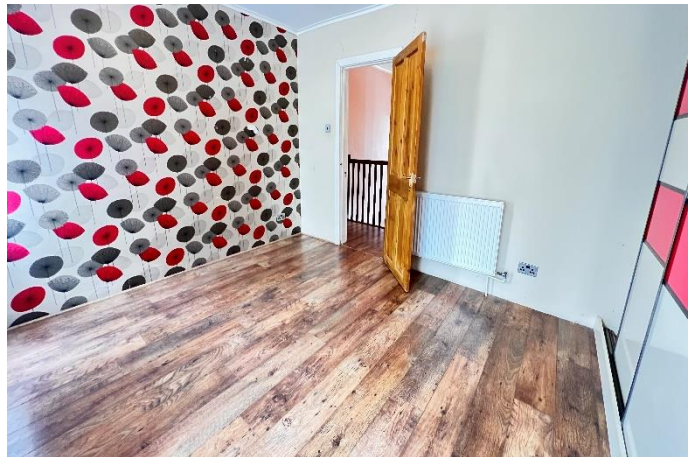
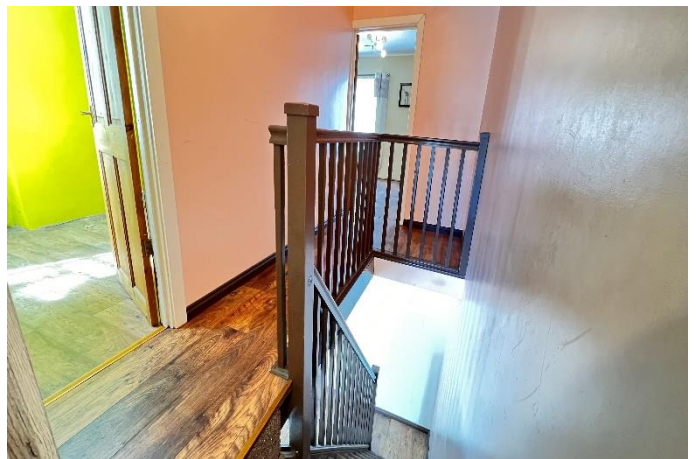
**BEDROOM NO 2:** 10'11"(max) x 8'8"(max) with laminate floor;

**OUTSIDE:** **COLD WATER TAP: OUTSIDE LIGHTS: LEAN TO STORE: EXTERNAL POWER POINTS**

**GARDENS:** To the front with gravel off road parking space. Concrete pathway to front entrance door. Shared paved pathway to the side leads to a timber gate which opens onto the enclosed rear garden which is part laid to lawn with concrete pathway and gravel, conifer trees and decking area.



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