



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

WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**24 NEW DROVE
WISBECH
PE13 2RZ**

THE PROPERTY:

VERY DECEPTIVE THREE BEDROOMED END TERRACE HOUSE WHICH 'TICKS EVERY BOX!' * 16' FITTED KITCHEN WITH BUILT IN OVEN & HOB * USEFUL UTILITY * LOVELY SHOWER ROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * EXCEPTIONALLY LONG REAR GARDEN * OFF ROAD PARKING SPACE * CLOSE TO SCHOOLS * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

THE PRICE:

£125,000

FREEHOLD EPC BAND C REF. 9095

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. 9095. 24 NEW DROVE, WISBECH, PE13 2RZ

COUNCIL TAX: BAND A FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech office turn right onto the A1101 dual carriageway Downham Market Road. Proceed to the second set of traffic lights & turn right into Weasenham Lane, opposite Co-Op Funeral Services. Then turn second left into New Drove. The property is on the right-hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY: With laminate floor.

ENTRANCE HALL: With laminate floor, stairway leading off.

LOUNGE/DINER: 16' (max) x 9'11" (max) With alcove with workstation, laminate floor, fire surround with shelving to each side & enclosing a fitted "living flame" gas fire.

KITCHEN: 16' (max) x 10'5" (max) With Worcester gas fires wall mounted combi boiler, built in gas hob, electric hob hood, built in electric oven, preparation surfaces with drawers & cupboards under, inset ceramic single drainer 1 1/2/ bowl sink unit with mixer tap & cupboards under, fitted larder with pull-out shelving, 2 floor cupboards with carousel shelving, built in shelving, central heating programmer, laminate floor.

REAR LOBBY:

GROUND FLOOR W.C./SHOWER ROOM:

With tiled floor, tiled walls, heated towel rail, low level w.c., inset hand wash basin with mixer tap & drawers under, tiled & screened shower with Bristan electric shower, extractor fan, illuminated wall mirror.

UTILITY: 10' (max) x 9'1" (max) With space/plumbing for automatic washing machine.

FIRST FLOOR:

LANDING: With access to loft.

BEDROOM NO 1: 13' (max) x 10' (max) With built in wardrobe/cupboard.

BEDROOM NO 2: 10'3" (max) x 8' (max)

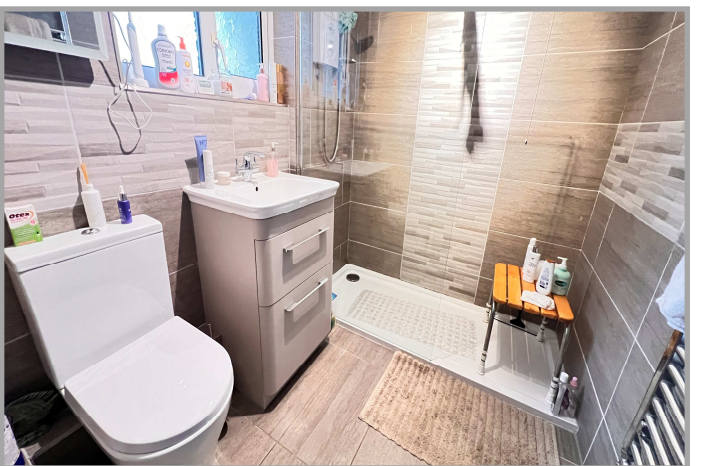
BEDROOM NO 3: 7'8" (max) x 7'3" (max)

OUTSIDE: GREEN HOUSE: OUTSIDE LANTERN:

GARDENS: To front, down to an off-road parking space, with raised beds. Shared pedestrian access runs along the side of the house & the rear of the property. Very long rear garden to rear laid to lawn with numerous trees, shrubs & a shingle/paved patio area.



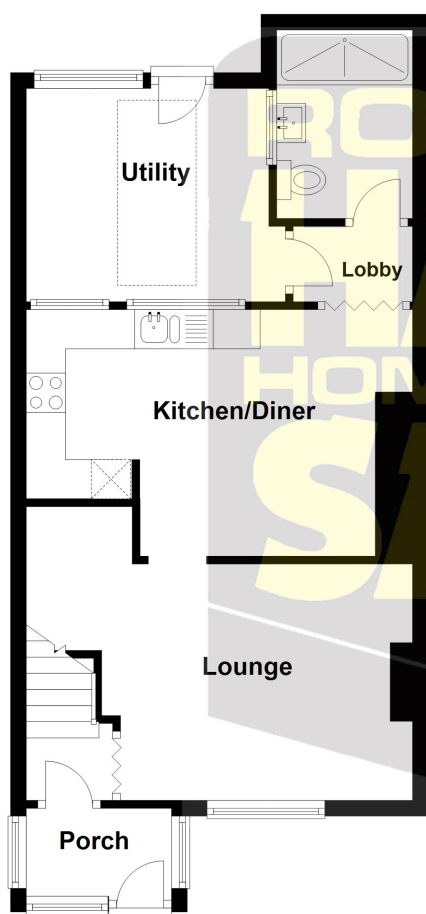
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Ground Floor



First Floor

