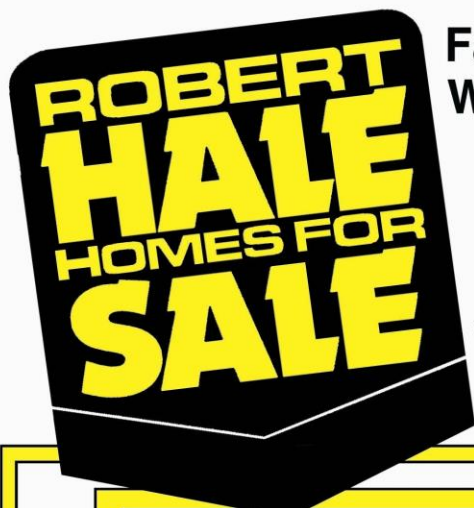




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**27 WESTMEAD AVENUE
WISBECH
PE13 2SL**

THE PROPERTY: IMPOSING BEAUTIFULLY PRESENTED SPACIOUS THREE DOUBLE BEDROOMED DETACHED HOUSE SITUATED ON A HUGE PLOT IN ONE OF THE MOST HIGHLY SOUGHT-AFTER RESIDENTIAL AVENUES IN TOWN!! * 19ft FITTED KITCHEN WITH BUILT IN OVEN & HOB* SEPARATE DINING ROOM * SUPERB CONSERVATORY * GENEROUS ENCLOSED GARDENS TO REAR * MASSES OF OFF-ROAD PARKING PLUS DETACHED GARAGE * GAS FIRED CENTRAL HEATING *DOUBLE

THE PRICE:

Offers over £325,000 FREEHOLD

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SELLING? FREE, FREE, VALUATIONS!

REF: 9062 27 WESTMEAD AVENUE, WISBECH

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORTICO: With light.

ENTRANCE HALL: With laminate floor, stairway off.

LOUNGE/DINER: 20' (max) x 13' 10" (max) With double glazed French doors to conservatory, feature ceiling height fireplace enclosing an electric 'flame effect' fire.

DINING ROOM: 9' 9" (max) x 9' 4" (max) With part glazed double doors to lounge.

FITTED KITCHEN/BREAKFAST ROOM:

19' 6" (max) x 9' 9" (max) With tiled floor, part tiled walls, peninsular breakfast bar, preparation surfaces with drawers and cupboards under, wine rack, range of wall cupboards, larder cupboard, inset 1 ½ bowl single drainer sink unit with mixer tap & cupboards under, space/plumbing for dishwasher, built in electric hob, electric hob hood.

GROUND FLOOR CLOAK ROOM/W.C.:

With hand wash basin with mixer tap, tiled floor, part tiled walls,

BRICK & UPVC CONSERVATORY:

13' 1" (max) x 10' (max) With tiled floor, double glazed French doors to rear garden, electric wall heater.

UTILITY: 10' (max) x 8' 4" (max) With tiled floor, part tiled walls, worktop, space/plumbing for automatic washing machine, Valliant gas fired wall mounted C/H boiler.

FIRST FLOOR:

LANDING: With access to side loft storage, built in linen cupboard.

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

BEDROOM NO 1: 17' 5" (max) x 9' 6".

BEDROOM NO 2: 12' 9" (max) x 7' 6" (max) With built in double wardrobe/cupboard.

BEDROOM NO 3: 13' 4" (max) x 9' 3" (max) With built in double wardrobe/cupboard.

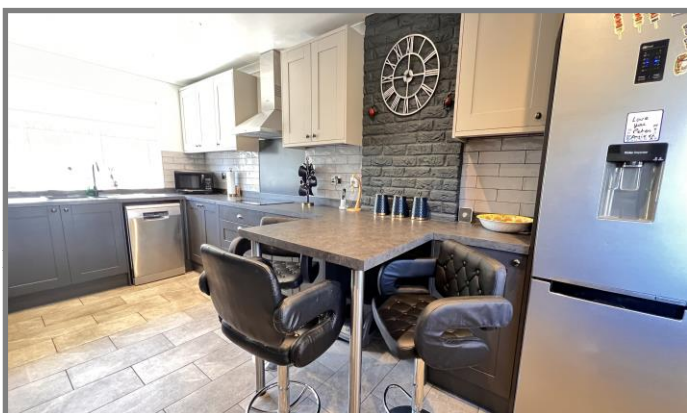
OUTSIDE: OUTSIDE LIGHT: SECURITY LIGHT:

DETACHED GARAGE/WORKSHOP

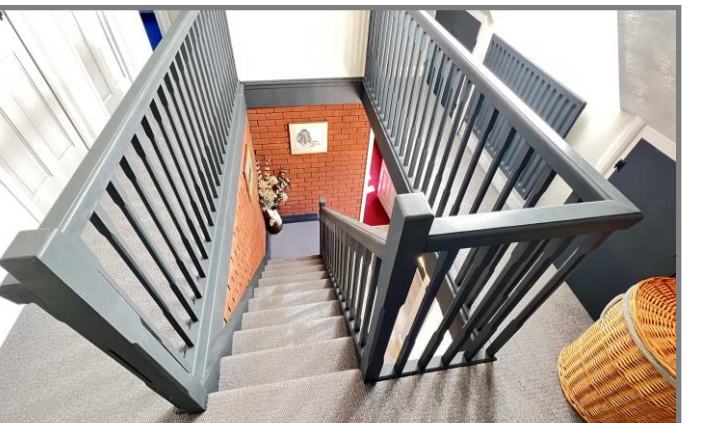
With power & lighting.

GARDENS: To front with extensive block paved multi-vehicle off road parking with an ornamental front wall. Double wrought iron gate to side opens onto block paved driveway/additional multi-vehicle off road parking. Large garden to rear part laid to lawn with numerous trees, shrubs, large paved patio and ornamental pond.

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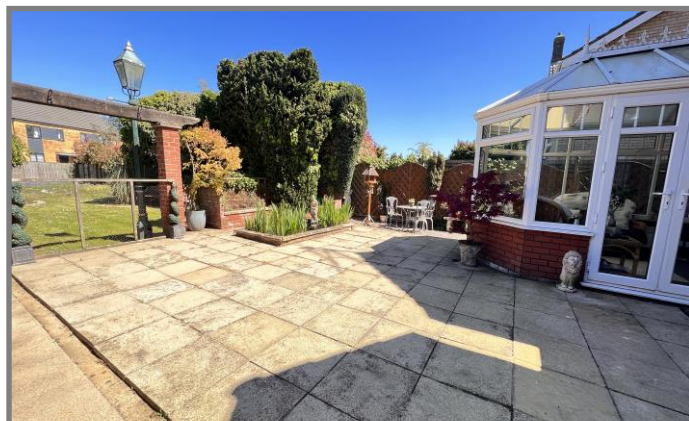
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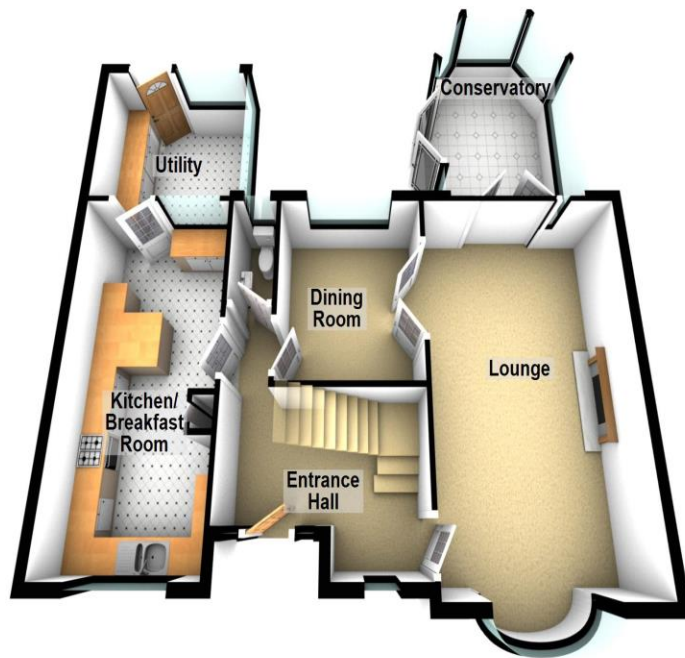
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Ground Floor



First Floor

