

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**16 COLVILE ROAD
WISBECH
PE13 2EL**

THE PROPERTY: AN IMPOSING DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED EDWARDIAN HOUSE OF GREAT CHARACTER SITUATED CLOSE TO SCHOOLS & WITH EASY ACCESS TO THE TOWN CENTRE & SITUATED ON A ENORMOUS PLOT WITH AN INCREDIBLY USEFUL GATED VEHICLE ACCESS TO THE REAR TO TRAFFORD ROAD
*28' LOUNGE/DINER *FITTED KITCHEN WITH BUILT-IN OVEN & HOB
*USEFUL UTILITY *EXTENSIVE MULTI VEHICLE OFF ROAD PARKING
*GAS CENTRAL HEATING *DOUBLE GLAZING *MUST BE VIEWED TO BE FULLY APPRECIATED SO MAKE AN APPOINTMENT *NO UPWARD CHAIN!

THE PRICE: OIEO £210,000 FREEHOLD EPC BAND D REF. 9075

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: 9075 16 COLVILE ROAD, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

ENTRANCE HALL: With stairway off.

LOUNGE/DINER: 28' (mx) x 12'9" (max) With bay window, feature exposed brick fireplace with wood fire surround and tiled hearth, feature square archway to dining area with glazed door to rear garden.

FITTED KITCHEN: 10'8" (max) x 10' (max) With preparation surfaces with cupboards under, inset stainless steel single drainer sink unit with cupboards under, built-in electric oven, electric hob, electric hob hood, wall cupboards, built in shelving, small breakfast bar.

GROUND FLOOR CLOAKROOM/W.C.:

With hand wash basin with mixer tap and tiled splash back and cupboards under, low level w.c., built-in cupboards.

UTILITY: 10' (max) x 6' (max) With wall mounted Baxi gas fired C/H boiler, worktop with space/plumbing under for automatic washing machine, space for fridge, space for tumble drier, space for freezer, wall cupboards, tiled splash backs.

FIRST FLOOR:

LANDING: With access to loft.

BATHROOM/W.C./SHOWER ROOM:

With panelled bath, pedestal wash basin, low level w.c., Quadrant shower cubicle with thermostatic shower and tiled walls, access to loft, part tiled walls.

BEDROOM NO 1: 13'9" (max) x 10'11" (max) With full width sliding door wardrobes with mirror doors.

BEDROOM NO 2: 13'8" (max) x 10'7" (max)

BEDROOM NO 3: 8'4" (max) x 6'10" (max)

OUTSIDE: COLD WATER TAP:

LOW MAINTENANCE GARDENS:

To front down to slate chippings with a concrete pathway to the front entrance door. Pathway to side leads to a timber gate opening onto the extra generous enclosed rear garden which is laid to lawn with raised borders and a multi vehicle off road parking space. Double gates at the end of the garden open on to a private road going into Trafford Road.