



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

WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**211, LYNN ROAD
WISBECH, PE13 3DZ**

THE PROPERTY: 1920's THREE BEDROOMED SEMI DETACHED HOUSE OF GREAT CHARACTER & SITUATED ON A LARGE PLOT IN A SOUGHT AFTER RESIDENTIAL ROAD * SEPARATE DINING ROOM * GAS FIRED CENTRAL HEATING * MOSTLY DOUBLE GLAZED * LONG GARDEN TO REAR * 21' CAR PORT PLUS SEPARATE WORKSHOP * IDEAL FIRST TIME BUY OR FIRST FAMILY HOME * EASY ACCESS TO TOWN CENTRE AND MAIN NETWORK * MUST BE VIEWED TO BE FULLY APPRECIATED!

THE PRICE:

£199,995

FREEHOLD EPC BAND D

REF. 9097

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. 9097 211, LYNN ROAD, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

ENTRANCE HALL: With stairway off, wood floor;

LOUNGE: 11'10"(max) x 11'8"(max) with bay window, fireplace recess;

DINING ROOM: 14'(max) x 10'8"(max) with recess for long burner;

KITCHEN/UTILITY: 15'9"(max) x 8'4"(max) with tiled floor, inset ceramic single drainer sink unit with mixer tap & cupboards under, preparation surfaces with cupboards under, range of wall cupboards, part tiled walls, space/plumbing for automatic washing machine, gas cooker point, breakfast bar;

WALK IN UNDERSTAIRS CUPBOARD:

FIRST FLOOR:

LANDING: With access to loft, built in linen cupboard housing Ideal gas fired wall mounted combi boiler;

SHOWER ROOM/W.C.: With tiled & screened double shower cubicle with Thermostatic shower, inset hand wash basin with mixer tap & cupboard under, inset low level w.c., heated towel rail, tiled walls & floor;

BEDROOM NO 1: 11'7"(max) x 10'(max) with original fire surround;

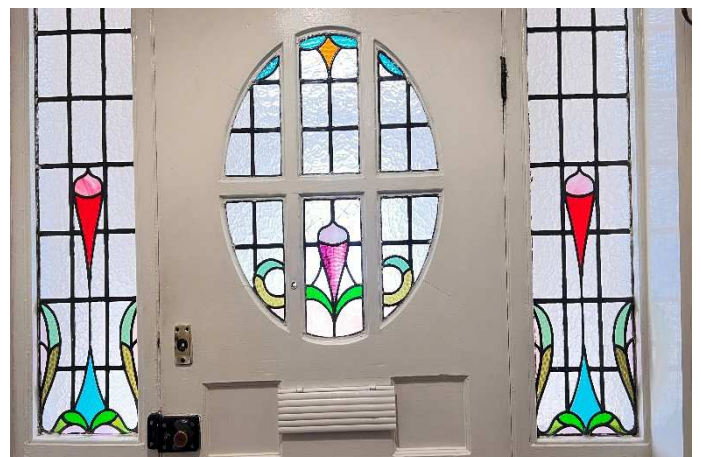
BEDROOM NO 2: 11'8"(max) x 10'9"(max) with original fire surround;

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

OUTSIDE: **OUTSIDE W.C. with low level w.c.: TIMBER GARDEN STORE: COLD WATER TAP: GREENHOUSE: WORKSHOP 16'1"(max) x 8'(max);**

CAR PORT: 21'(max) x 11'6"(max) ;

GARDENS: Low maintenance to front, down to a shingle multi vehicle off road parking space, which extends along the side of the house. Long garden to rear, laid to lawn with borders, shrubs, trees and concrete patios and shingle area;



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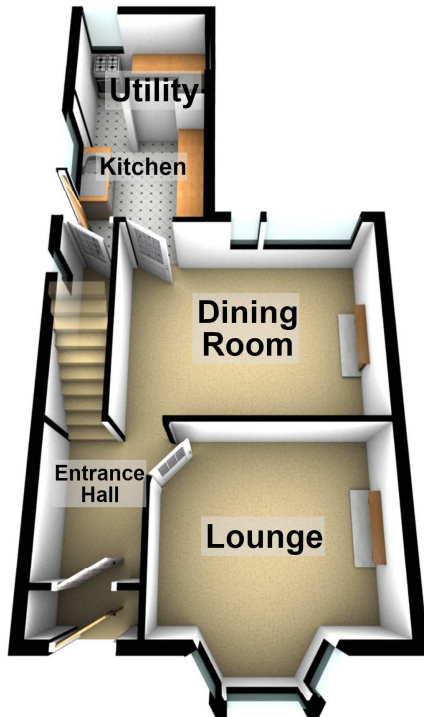
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Ground Floor



First Floor

