



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

WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**25 FRONT ROAD
MURROW
PE13 4JQ**

THE PROPERTY: BEAUTIFULLY PRESENTED TWO BEDROOMED DETACHED BUNGALOW
SITUATED OVERLOOKING A GREEN IN THIS HIGHLY POPULAR VILLAGE
* FITTED KITCHEN * CONSERVATORY * LPG GAS FIRED CENTRAL
HEATING * SOLAR PANELS * DOUBLE GLAZING * LOVELY LOW
MAINTENANCE GARDENS TO REAR * DETACHED GARAGE PLUS OFF-
ROAD PARKING * NO UPWARD CHAIN * MUST BE VIEWED!

THE PRICE:

£180,000

FREEHOLD

EPC BAND D

REF.9032

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.



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COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the main route for about ¾ mile to the traffic lights and proceed straight across. Follow the main road for about 2.5 miles to a crossroads and proceed straight across. Follow the road for about 1.3 miles to the next cross roads and turn left into Front Road. Follow the road for about 0.6 mile and the property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With access to loft, built in airing cupboard housing wall mounted Viessmann combi boiler.

LOUNGE: 18' (max) x 11' 9" (max) With feature brick fireplace, door to: -

UPVC & BRICK CONSERVATORY:
10' (max) x 6' 6" (max) With double glazed French doors to rear garden.

KITCHEN/BREAKFAST ROOM:
11' 8" (max) x 10' 4" (max) With preparation surfaces with drawers & cupboards under, inset 1 ½ bowl ceramic sink with QOOKER boiling & filter water tap and cupboards under, electric cooker point, electric hob hood, space/plumbing for washing machine, space/plumb for dishwasher, space for fridge/freezers, part tiled walls, tiled floor.

SHOWERROOM/W.C.: With low level W.C., inset hand wash basin with mixer taps & drawers under, shower cubicle with twin head thermostatic shower, fully tiled walls, extractor fan, heated towel rail, wall cupboard with mirror doors, tallboy cupboard.

BEDROOM NO 1: 10' 7" (max) (into wardrobes) x 9' 9" (max) With fitted wardrobes/cupboards.

BEDROOM NO 2: 10' 8" (max) x 9' 9" (max).

OUTSIDE: **TIMBER STORE SHED : LPG STORAGE TANK : OUTSIDE LIGHTS**

DETACHED BRICK GARAGE: On a separate plot close by at the rear the bungalow with access from Back Road.

GARDENS: To front overlooking a green with concrete pathways to the front and side leading to the side entrance door with granite chippings, shrubs and trees etc. Timber gate to the side opens onto the low maintenance enclosed rear garden which is down to gravel with concrete pathways, paving stones, and a paved patio area with various shrubs, trees and beds. Gate at the rear of garden gives pedestrian access to the garage. The off-road parking area and the garage are accessed by car via Back Road.

N.B. THE PROPERTY HAS THE BENEFIT OF SOLAR PANELS WHICH ARE WITHIN OWNERSHIP OF THE PROPERTY.



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