

**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



**208, LYNN ROAD,
WISBECH, PE13 3EB**

THE PROPERTY: AN IMPRESSIVE THREE BEDROOMED 1930's SEMI DETACHED HOUSE OF GREAT CHARACTER & SITUATED ON A GOOD PLOT WITH EASY ACCESS TO TOWN, SCHOOLS & MAIN ROAD NETWORK * 15' FITTED KITCHEN * USEFUL UTILITY * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * 18' DETACHED GARAGE/WORKSHOP PLUS MULTI VEHICLE OFF ROAD PARKING * GENEROUS ENCLOSED GARDENS TO REAR * VIEW QUICKLY! * NO UPWARD CHAIN!

THE PRICE:

£255,000

FREEHOLD EPC BAND C

REF. 8965

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: 8965 208, LYNN ROD, WISBECH

COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the town centre roundabout take the exit signed West Walton & Walsoken (Lynn Road). Follow the main road and the property will be seen on the right hand in due course

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY: With tiled floor;

ENTRANCE HALL: With stairway off;

LOUNGE: 15'1"(max) x 12'(max with bay window, feature fireplace, feature square arch to:-

KITCHEN/DINER: 15'5"(max) x 13'(max) with double glazed french door to rear garden, exposed brick ceiling height fireplace, fitted double larder cupboard, preparation surfaces with drawers & cupboards under, built in electric hob, built in electric oven, electric hob hood;

GROUND FLOOR CLOAKROOM/WC:
With low level w.c., deep sink with mixer tap and mirror over;

REAR LOBBY:

UTILITY: 8'(max) x 6'2"(ma) with wall cupboard, Worcester gas fired wall mounted combi boiler, space/plumbing for automatic washing machine, space/plumbing for dishwasher, space for condensing tumble drier, inset ceramic sink unit with cupboard under, work top, part tiled walls;

FIRST FLOOR:

LANDING: With access via foldaway ladder to loft;

BATHROOM/W.C./SHOWER ROOM:
With tiled & screened double shower cubicle, freestanding bath with Tower spray & mixer tap overhead, inset hand wash basin with mixer tap & drawers under, extractor fan;

BEDROOM NO 1: 14'8"(max) x 12'(max) with bay window;

BEDROOM NO 2: 12'10"(max) x 11'6"(max) with feature original fireplace;

BEDROOM NO 3: 7'9"(max) x 7'7"(max);

OUTSIDE: EXTERNAL POWER POINT:

DETACHED BRICK GARAGE/WORKSHOP:
18'(max) x 8'7"(max) with up & over door, power & lighting;

GARDENS: To front, down to a shingle multi vehicle off road parking area. Timber gate to side opens onto additional multi vehicle off road parking. Generous enclosed gardens to rear laid to lawn with borders and a shingle patio area with PERGOLA OVER.



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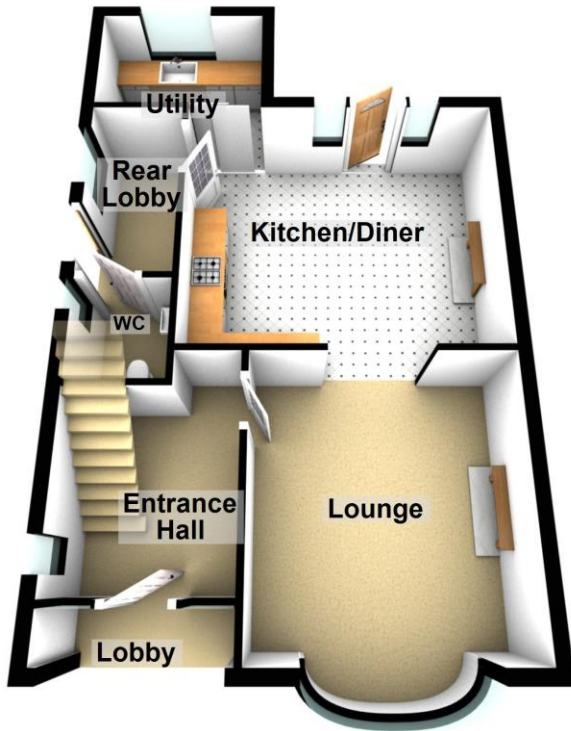
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Ground Floor



First Floor

