

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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Website:  
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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**41, BOYCES ROAD  
WISBECH  
PE13 2JT**

**THE PROPERTY:**

AN ATTRACTIVE TWO DOUBLE BEDROOMED DETACHED BUNGALOW IN A POPULAR LOCATION \* 16FT FITTED KITCHEN WITH BUILT IN OVEN & HOB \* 18FT GARAGE/WORKSHOP \* 52FT CARPORT/UTILITY!! \* ENCLOSED GARDENS TO REAR \* OFF ROAD PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* GREAT POTENTIAL! \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

**THE PRICE:**

**£175,000**

**FREEHOLD**

**EPC BAND D**

**REF.8888**

**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:8888 41, BOYCES ROAD, WISBECH, PE13 2JP**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech office turn right onto the dual carriageway. At the second set of traffic lights turn left into Norwich Road. Then turn seventh right into Boyces Road. The property is on the left hand side.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With laminate floor, built in airing cupboard housing hot water cylinder with immersion heater, access to loft.

**LOUNGE:** 14' (max) x 11' (max) With laminate floor, feature fire surround enclosing an electric flame effect fire.

**FITTED KITCHEN:** 16' 8" (max) x 8' 3" (max) With range of wall cupboards, Logic gas fired wall mounted central heating boiler, preparation surfaces with drawers & cupboards under, built in gas hob, built in electric oven, electric hob hood, space/plumbing for washing machine, inset single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, feature archway to entrance hall.

**SPACIOUS BATHROOM/W.C./SHOWER ROOM:** With pedestal wash basin, low level W.C., panelled bath with part tiled walls, tiled & screened shower cubicle with electric shower, light shaver point.

**BEDROOM NO 1:** 13' 5" (max) x 12' (max).

**BEDROOM NO 2:** 11' (max) x 10' (max) With laminate floor.

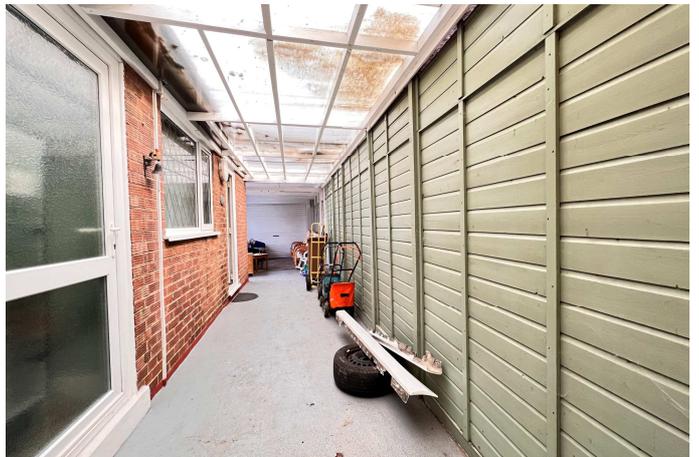
**OUTSIDE:** **CAR PORT/UTILITY 52' (max) x 16' 9" (max) 'L' shaped.**

**GARAGE/WORKSHOP:** 18' 6" (max) x 10' (max) With power & lighting.

**GARDENS:** To front, laid to lawn with raised borders and shrubs and a block paved off road parking space. Timber double gates to side open onto the carport, timber gate to the other side of the property leads to the pedestrian access leading to the rear garden.



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