

# C. CARTERS

## Estate Agents

**Heron Road, Wisbech, PE13**



**2 Bedroom House : £83,950**

2 Bedrooms  
House

- **Two bedroom end-terrace house**
- **Garage and off road parking**
- **Rear garden**
- **Lounge/diner**
- **Kitchen**
- **Bathroom**
- **No onward chain**

**Property on the market with...**  
**C Carters - Wisbech**  
**Telephone: 01945 588111**

Notice of Offer: Property Address: 51 Heron Road, Wisbech, PE13 2TR. We advise that an offer has been made for the above property in the sum of £91,000. Any persons wishing to increase on this offer should notify the agents of their best offer before exchange of contracts. Agents Address: 5 Bridge Street, Wisbech, Cambs. PE13 1AF. Agents Telephone Number: 01945 588111

A two bedroom end-terrace house with garage, off road parking, rear garden, lounge/diner, kitchen and bathroom situated in a quiet cul-de-sac on the edge of Wisbech with no onward chain.

Proceed out of Wisbech on the A1101 towards Elm. Turn right at the traffic lights onto Weasenham Lane. Turn left onto Heron Road. Bear left and continue on Heron Road, pass Kestrel Drive then turn left into the cul-de-sac and bear right where the property can be found on the left.

### **Double Glazed Entrance Door To:**

#### **Entrance Hall**

Phone point. Radiator. Double glazed window to side. Two storage cupboards. Doors to:

#### **Kitchen**

*7' 10" x 7' 7" (2.39m x 2.33m)* A range of base and wall units. Fitted oven and gas hob with extractor over. Ceramic sink and drainer. Double glazed window to front. Plumbing for washing machine and dishwasher. Space for fridge/freezer.

#### **Lounge/Diner**

*17' 5" x 10' 11" (5.33m x 3.33m) (max)* Feature fireplace with marble hearth and back. Double glazed window to side. Double glazed sliding patio doors to rear. Television point. Radiator. Stairs to first floor

#### **First Floor Landing**

Airing cupboard. Double glazed window to side. Doors to:

#### **Bedroom One**

*9' 7" x 9' 5" (2.94m x 2.88m) (min to fitted wardrobes)* Double glazed window to rear. Fitted Wardrobes. Ceiling fan/light. Radiator.

#### **Bedroom Two**

*10' 11" x 7' 10" (3.33m x 2.39m)* Wooden laminate flooring. Radiator. Double glazed window to front. Loft access.

#### **Bathroom**

Fully tiled walls and floor. Bath with mixer tap shower attachment. Pedestal wash basin. WC. Heated towel rail. Extractor.

#### **Rear Garden**

Enclosed by hedging and fencing. Mainly laid to lawn. Wooden decking area. Paved patio area. Side access to front. Wooden storage shed.

#### **Garage**

Brick and tiled construction. Metal up and over door. Driveway to front providing further off road parking.

### **IMPORTANT NOTICE**

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.

