ROBERT HALE HOMES FOR SALE

Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU
WISBECH
01945 465222
E-mail:
wisbech@robert-hale-homes.co.uk
Website:
www.robert-hale-homes.co.uk

7 DAYS
WISBECH 465222
MARCH 652785
NAEA NETWORK
OVER 1000 OFFICES



1, AYLMER DRIVE
TILNEY ST LAWRENCE
PE34 4RQ

THE PROPERTY: MODERN, TWO BEDROOMED SEMI DETACHED BUNGALOW ON A CORNER PLOT IN THIS HIGHLY POPULAR RESIDENTIAL AREA IN THIS HIGHLY POPULAR NORFOLK VILLAGE WITH ITS OWN SCHOOL & PUB * LOVELY CONSERVATORY * FITTED KITCHEN WITH NEW WORLD ELECTRIC COOKER * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * ENCLOSED GARDENS TO REAR * BRICK GARAGE PLUS OFF ROAD PARKING * IDEAL RETIREMENT, FIRST TIME BUY OR INVESTMENT AS A BUY TO LET * VIEW QUICKLY!

THE PRICE: **£150,000** **FREEHOLD** **EPC BAND D** **REF. 9036**

SELLING? FREE, FREE, VALUATIONS!

Ombudsman Scheme

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.

Ombudsman Scheme

REF: 9036 1, AYLMER DRIVE, TILNEY ST LAWRENCE

COUNCIL TAX:	**BAND B KINGS LYNN & WEST NORFOLK B.C.**
HOW TO GET THERE:	From the Wisbech roundabout take the exit signed West Walton & Walsoken. Follow the road for about 2.2 miles then turn left signed Walton Highway. Follow the road for a further 3.8 miles then turn right into School Road. Follow the road to the crossroads by the Buck Pub and turn right. Aylmer Drive is shortly off to the right.
THE ACCOMMODATION:	(Dimensions given are approximate only)
ENTRANCE LOBBY:	
LOUNGE:	16`(max) x 11`4"(max) with feature fire surround enclosing an electric fire;
FITTED KITCHEN:	14`2"(max) x 5`10"(max) with part tiled walls, range of wall cupboards, New World electric cooker, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for automatic washing machine, laminate floor, New Lec electric water heater (not connected);
INNER HALL:	
UPVC CONSERVATORY:	14`5"(max) x 9`8"(max) with worktop with cupboards under, space/plumbing for tumble drier;
SHOWER ROOM/W.C.:	With pedestal wash basin with mixer tap, low level w.c., Quadrant shower cubicle with Thermostatic shower, part tiled walls, extractor fan, Dimplex electric wall fan heater. Shaver point;
BEDROOM NO 1:	11`2"(max) x 8`7"(max) with built in double wardrobe/cupboard with mirror doors;
BEDROOM NO 2:	8`5"(max) x 8`2"(max) with fitted double wardrobe/cupboard;
OUTSIDE:	**OIL STORAGE TANK: COLD WATER TANK: GRANT OIL FIRED COMBI BOILER:**
BRICK GARAGE:	16`10"(max) x 8`10"(max) with up & over door, power & lighting;
GARDENS:	Gardens to rear, enclosed with a brick wall and laid to lawn with shrubs, borders, pathways and a block paved patio. Tarmac off road parking space in front of the garage at the rear.





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Aylmer Drive

