



6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX
MARCH

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7 DAYS

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NAEA NETWORK

OVER 1000 OFFICES



**74 ELM ROAD
MARCH
PE15 8PG**

THE PROPERTY

A DECEPTIVELY SPACIOUS AND EXTENDED, THREE DOUBLE BEDROOMED DETACHED BUNGALOW IN AN EXCELLENT LOCATION, CLOSE TO THE TRAIN STATION AND TOWN CENTRE

* LOVELY 24FT OPEN PLAN LOUNGE/KITCHEN/DINER * UTILITY
* TWO BATH/SHOWER ROOMS/W.C (ONE EN-SUITE) * GENEROUS
ENCLOSED GARDENS TO REAR * OFF ROAD PARKING * GAS FIRED
CENTRAL HEATING * DOUBLE GLAZING * NO UPWARD CHAIN * VIEW
QUICKLY!

PRICE	<i>Reduced to</i>	£269,950	£264,950	£259,950	£254,950	£245,000	£240,000
		£274,950	FREEHOLD		EPC BAND B		
COUNCIL TAX		BAND B	FENLAND DISTRICT COUNCIL			REF. NO. M4898	

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. NO. M4898	74 ELM ROAD, MARCH
HOW TO GET THERE	From the Fountain near our March office proceed along Station Road over the railway crossing and into Elm Road. Continue straight over the mini-roundabout and the property is situated on the left hand side in due course.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE CANOPY	
ENTRANCE HALL	with access to loft.
OPEN PLAN LOUNGE/DINER/FITTED KITCHEN	24' 10" (max) x 21' 11" (max) "L" shaped with preparation surfaces with drawers and cupboards under, range of wall units, inset single drainer sink unit with mixer taps and drawers and cupboards under, space for a cooker, bi-fold doors to rear garden, roof light.
UTILITY	7' 6" (max) x 5' 10" (max) with gas fired wall mounted Glow Worm central heating boiler, space/plumbing for washing machine.
BATHROOM/W.C./SHOWER ROOM	with panelled bath with screen and mixer tap and shower attachment over, pedestal washbasin with mixer tap and mirror over, low level w.c., part tiled walls, heated towel rail, tiled floor, extractor fan.
BEDROOM NO. 1	12' 1" (max) x 10' 10" (max).
EN-SUITE SHOWER ROOM/W.C.	with hand washbasin with mixer tap and mirror over, low level w.c., walk-in shower cubicle with thermostatic shower, part tiled walls, tiled floor, extractor fan.
BEDROOM NO. 2	11' 11" (max) x 9' 11" (max) with original feature fireplace.
BEDROOM NO. 3	11' 11" (max) x 10' 10" (max) with original feature fireplace.
OUTSIDE	OUTSIDE LIGHTS
GARDENS	to front down to granite chippings with off road parking area, gate to side of the property leads to the generous enclosed rear garden which is down to grass.
	N.B. The property has the benefit of Solar Panels



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