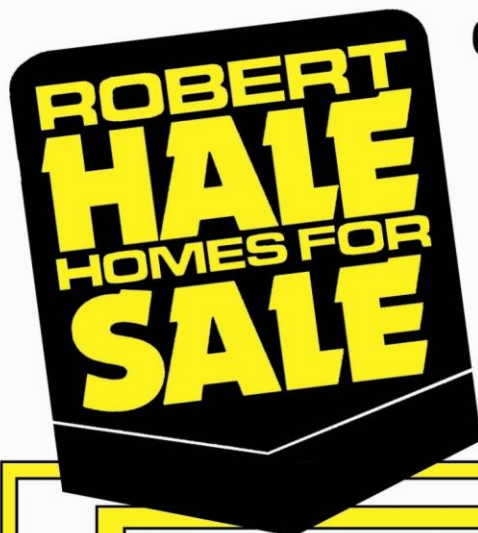




6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX

MARCH

01354 652785

E-mail:

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Website:

www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**69 GROUNDS AVENUE
MARCH
PE15 9BG**

THE PROPERTY

A SPACIOUS THREE BEDROOMED SEMI-DETACHED HOUSE,
SITUATED ON A LOVELY LARGE PLOT * 16FT LOUNGE * UTILITY
* GROUND FLOOR CLOAKROOM/W.C. * MULTI-VEHICLE OFF
ROAD PARKING * LONG REAR GARDEN * GAS FIRED CENTRAL
HEATING * DOUBLE GLAZING * HUGE POTENTIAL * NO UPWARD
CHAIN * VIEW QUICKLY!

	<i>Reduced to</i>	£225,000	£220,000	
PRICE		£229,995	FREEHOLD	EPC BAND C
COUNCIL TAX	BAND B	FENLAND DISTRICT COUNCIL	REF. NO. M4902	

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. M4902	69 GROUNDS AVENUE, MARCH
HOW TO GET THERE	From the Fountain near our March office proceed along Broad Street and immediately after crossing over the town bridge, turn left alongside the river into Elwyn Road. Take the third turning left into Badgeney Road and proceed. Take the fourth turning right into East Drive and then at the T junction turn right into Grounds Avenue.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE PORCH	with laminate floor.
ENTRANCE HALL	stairway off, walk-in understairs cupboard.
LOUNGE	16' 5" (max) x 13' 5" (max) with bay window.
KITCHEN	14' 5" (max) x 7' 7" (max) with preparation surfaces with drawers and cupboards under, inset stainless steel 1½ bowl sink unit with mixer tap and cupboards under, wall units, larder cupboard, part tiled walls.
REAR LOBBY	10' 5" (max) x 5' 3" (max).
GROUND FLOOR CLOAKROOM/W.C.	with low level w.c.
UTILITY	5' 10" (max) x 6' 9" (max) with fitted cupboards and worktops.
STORE ROOM	
FIRST FLOOR	
LANDING	with access to loft.
BATHROOM/SHOWER ROOM	with pedestal washbasin with mixer tap, panelled bath with mixer tap and thermostatic shower over, tiled walls.
SEPARATE W.C.	with low level w.c., laminate floor, part tiled walls.
BEDROOM NO. 1	13' 2" (max) x 11' 1" (max).
BEDROOM NO. 2	14' (max) x 10' 5" (max) "L" shaped, built in cupboard housing Viessmann gas fired central heating boiler, built in wardrobe/cupboard.
OUTSIDE	TIMBER STORE SHED COLD WATER TAP
GARDENS	to front, part laid to lawn with paved pathway to the front entrance door, paved strip driveway/off road parking space, gravel area. Timber gate to side opens on to the generous, enclosed rear garden which is laid to lawn with paved patio areas, concrete pathway and various trees.



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69 GROUNDS AVENUE, MARCH

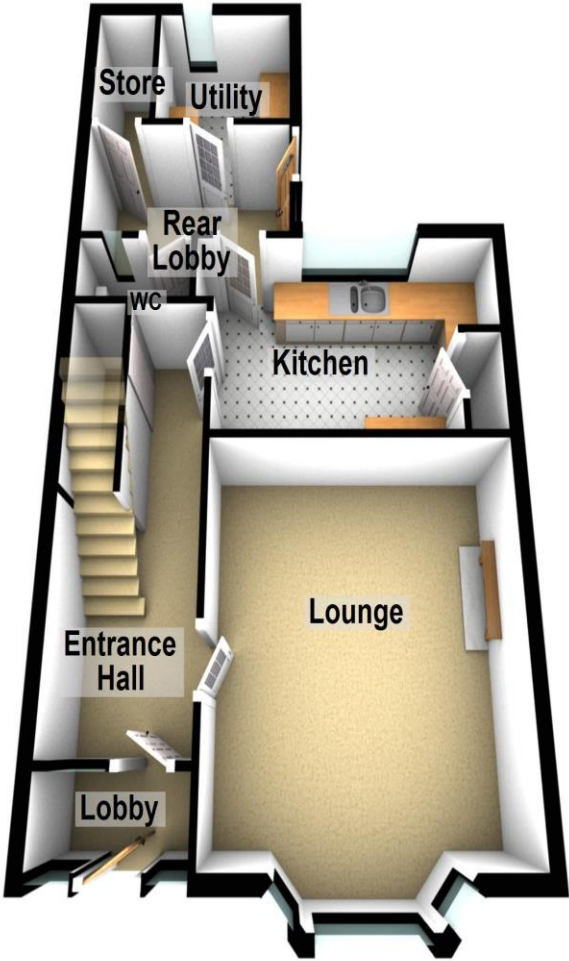


REF. NO. M4902

69 GROUNDS AVENUE, MARCH



Ground Floor



First Floor

