



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

MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



RETIREMENT PARK

**15, OBERON PARK,
ROBINGOODFELLOWS LANE,
MARCH,
PE15 8WA.**

THE PROPERTY

BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOMED PARK HOME
ON THIS HIGHLY POPULAR PARK FOR THE OVER 55's
* 18FT LOUNGE * FITTED KITCHEN WITH BUILT IN OVEN, HOB, FRIDGE
AND FREEZER * BUILT IN WASHING MACHINE AND TUMBLE DRIER
* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/W.C. * GAS
FIRED CENTRAL HEATING * DOUBLE GLAZING
* LOW MAINTENANCE GARDEN * GARAGE PLUS OFF ROAD PARKING
* NO UPWARD CHAIN * VIEW NOW!

PRICE

£198,000

REF. NO. M4906

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. M4603

15, OBERON PARK, ROBINGOODFELLOWS LANE, MARCH

HOW TO GET THERE

From the Fountain near our March office proceed along Dartford Road turning immediately right into Darthill Road. At the 'T' junction turn left into Robingoodfellows Lane. Proceed and Oberon Park will be found on the right hand side in due course.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE HALL

With built-in linen cupboard, built-in cloaks cupboard, central heating thermostat.

LOUNGE/DINER

17' 1" (max) x 18' 8" (max) 'L' shaped, with t.v. point, feature fire surround enclosing an electric "flame effect" fire.

FITTED KITCHEN

14' 6" (max) x 9' (max) With built-in fridge, built-in freezer, integrated dishwasher (not working), inset stainless steel single drainer sink unit with mixer tap and cupboards under, range of wall cupboards, preparation surfaces with drawers and cupboards under, built-in gas hob, electric hob hood, built-in electric oven. Cupboard housing Potterton gas fired wall mounted central heating boiler, integrated automatic washing machine integrated tumbler drier.

BATHROOM/W.C.

With low level w.c., heated towel rail, pedestal washbasin with mixer tap, panelled bath with mixer tap, fitted shelving, extractor fan.

BEDROOM NO. 1

10' 4" (max) x 9' (max) With walk-in wardrobe.

EN-SUITE SHOWER ROOM/W.C.

With inset hand washbasin with mixer tap and cupboards under, low level w.c., Quadrant shower cubicle with Thermostatic shower, extractor fan, heated towel rail.

BEDROOM NO. 2

9' 9" (max) x 9' 1" (max) With fitted wardrobe/cupboard, fitted dressing unit.

OUTSIDE

OUTSIDE LANTERNS

GARDEN SHED

DETACHED SECTIONAL GARAGE

With up and over door, personal door.

GARDENS

Gardens to front down to shingle. Wrought iron hand rail to front entrance door. Paved pathway to side leads to the enclosed rear garden which is down to astra turf and a paved patio. Concrete ramp outside to kitchen door. Block paved driveway/multi-vehicle off road parking.

CHARGES

Ground Rent	£117.17 Per month
Water supply and Sewerage	£150.00 Invoiced every 6 months by Park Owners
Electricity	Pay direct to suppliers
Gas	Pay direct to suppliers
Council Tax	Band A payable direct to Fenland District Council

N.B. The Ground Rent & Water Supply & Sewerage charges are reviewed on 1st June yearly.

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