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MARCH

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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**TOLL HOUSE
SELWYN CORNER,
GUYHIRN PE13 4EG**

THE PROPERTY

AN HISTORIC TOLL HOUSE, EXTENDED INTO A THREE BEDROOMED DETACHED BUNGALOW, SITUATED ON A CORNER PLOT IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL AND WITH EASY ACCESS TO PETERBOROUGH, MARCH AND WISBECH
* ENCLOSED GARDENS TO REAR * LOTS OF PARKING
* USEFUL DETACHED OUTBUILDING * OIL FIRED CENTRAL HEATING
* A UNIQUE PROPERTY WITH HUGE CHARACTER AND HUGE POTENTIAL!

PRICE	REDUCED TO £200,000. o.n.o. O.I.R.O. £240,000	FREEHOLD	EPC BAND E
COUNCIL TAX	BAND A	FENLAND DISTRICT COUNCIL	REF. NO. M4693

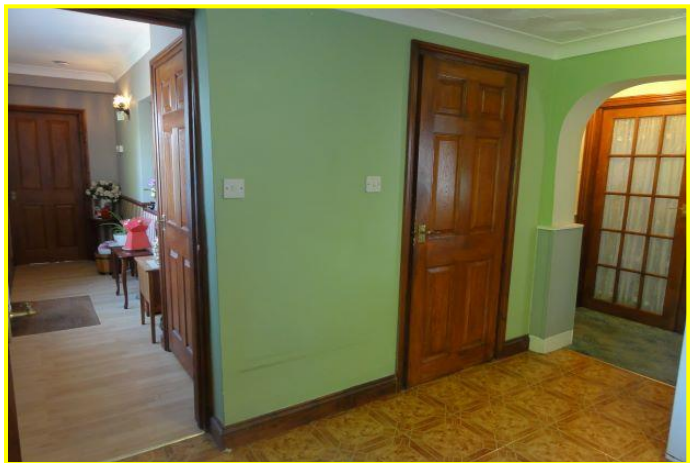
SELLING? FREE, FREE, VALUATIONS!



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.

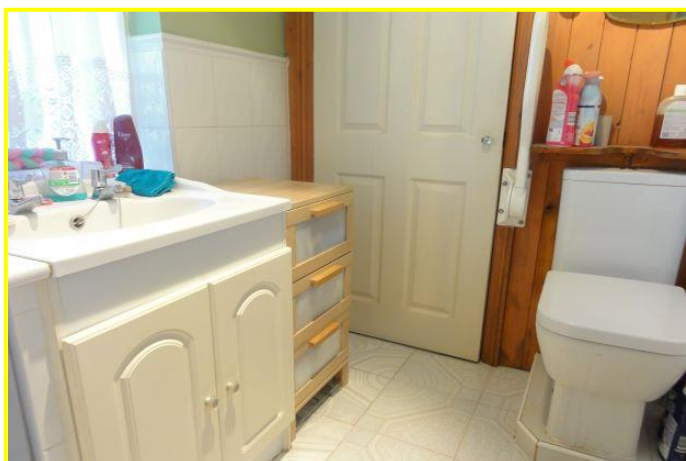
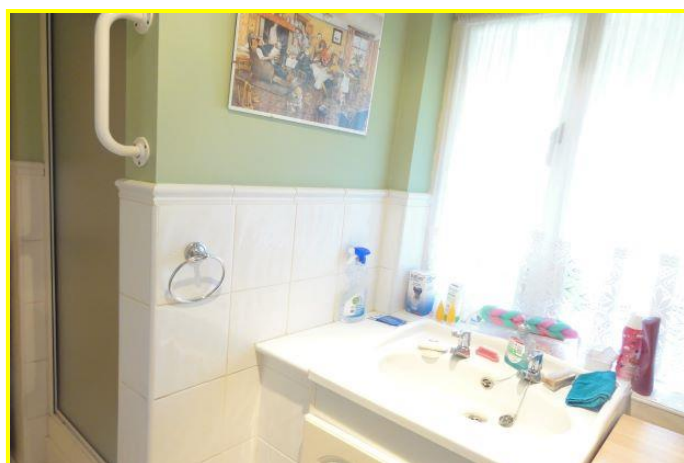


REF. NO. M4693	TOLL HOUSE, SELWYN CORNER, GUYHIRN
HOW TO GET THERE	From the Fountain near our March office proceed along Dartford Road. Follow the road all the way to the March bypass, northern roundabout and take the exit signed Peterborough. Follow the road to the A47, Guyhirn roundabout and take the first exit. Follow the road for a very short distance and turn right. Proceed to the “T” junction and turn right. Follow the road for a short distance and take a sharp left hand bend. Follow the main road all the way through the village until another very sharp left hand bend is reached. PROCEED STRAIGHT ON down a small lane. The property is the first property on the left hand side on the corner.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE HALL	With laminate floor, built in cloaks cupboard.
LOUNGE/DINER	20’ 3” (max) x 9’ 7” (max) With feature fire surround enclosing an electric “flame effect” fire.
KITCHEN/BREAKFAST ROOM	13’ 4” (max) x 10” (max) With tiled floor, part tiled walls, built in electric oven, built in electric hob hood, space/plumbing for washing machine, space/plumbing for dishwasher, space for condensing tumble drier, inset stainless steel single drainer sink unit with mixer tap & cupboards under, preparation surfaces with drawers & cupboards, range of wall cupboards, built in larder cupboard.
INNER HALL	
SHOWER ROOM	With tiled and screened shower cubicle hand wash basin with cupboards under, tiled floor, low level W.C., part tiled walls, built in airing cupboard housing hot water cylinder with immersion cylinder, extractor fan.
BEDROOM NO. 1	12’ 7” (max) x 10” (max).
BEDROOM NO. 2	19’ 2” (max) x 8’ 3” (max) With fitted wardrobes, dressing unit and blanket cupboards.
BEDROOM NO. 3	9’ 8” (max) x 8’ (max).
OUTSIDE	DETACHED OUTHOUSE with power and lighting
	OUTSIDE LIGHT CAR PORT
GARDENS	To side, down to a shingle multi-vehicle off road parking space. Enclosed gardens to rear, part laid to lawn with block paved patio area, shrubs and an additional off road parking area.



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High Road/Selwyn Corner

