

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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Website:  
www.robert-hale-homes.co.uk

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**7 ANGLERS CLOSE  
MARCH  
PE15 8EA**

**THE PROPERTY**

TWO DOUBLE BEDROOMED DETACHED BUNGALOW IN A SOUGHT AFTER RESIDENTIAL CUL-DE-SAC \* 15FT KITCHEN WITH DIPLOMAT RANGE \* WELL PROPORTIONED LOUNGE \* ENCLOSED GARDENS TO REAR \* GARAGE (WITH ELECTRIC DOOR) PLUS MULTI-VEHICLE OFF ROAD PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* VIEW QUICKLY!

<b>PRICE</b>	<b>£250,000</b>	<b>FREEHOLD</b>	<b>EPC BAND D</b>
<b>COUNCIL TAX</b>	<b>BAND C</b>	<b>FENLAND DISTRICT COUNCIL</b>	<b>REF. NO. M4822</b>

**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.



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**7 ANGLERS CLOSE, MARCH**

**HOW TO GET THERE**

From the Fountain near our March office proceed along Dartford Road. Follow the road for about .8 mile then turn left into Elliott Road. Follow the road for about .4 mile then turn left into Fishermans Drive. Proceed to the 'T' junction at the end of Fishermans Drive and turn right, this leads to Anglers Close.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE HALL**

**LOUNGE**

17' 9" (max) x 11' 11" (max).

**INNER HALL**

with access to loft, built in airing cupboard housing hot water cylinder with immersion heater.

**KITCHEN/DINER**

15' 6" (max) x 14' (max) with laminate floor, range of wall cupboards, preparation surfaces with drawers and cupboards under, inset stainless steel single drainer 1½ bowl sink unit with mixer tap and cupboards under, space/plumbing for automatic washing machine, "pull out" larder cupboard, part tiled walls, DIPLOMAT gas/electric range, electric hob hood.

**BATHROOM/SHOWER ROOM/W.C.**

with panelled bath and mixer tap, low level w.c., inset hand washbasin with tile surround and cupboard under, part tiled walls, tiled and screened shower cubicle with thermostatic shower, extractor fan.

**BEDROOM NO. 1**

12' (max) x 11' 9" (max) with extensive range of fitted units including wardrobes, cupboards, blanket cupboards and dressing unit.

**BEDROOM NO. 2**

10' 6" (max) x 9' (max).

**OUTSIDE**

**COLD WATER TAP  
GREEN HOUSE**

**OUTSIDE LIGHT  
TWO TIMBER STORE SHEDS**

**OUTSIDE LANTERN**

**GARAGE**

16' 3" (max) x 8' 5" (max) with electronically operated remote controlled roller door, personal door, Ideal gas fired wall mounted central heating boiler, frostat.

**GARDENS**

to front, mostly down to a block paved multi-vehicle off road parking space, with conifer borders, beds, shrubs etc. Timber gate to side opens on to a pathway leading from front to rear gardens. Enclosed gardens to rear, laid to lawn with paved patio area, shrubs, trees, beds, borders, etc.





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