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MARCH

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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**43 IRETON WAY
MARCH
PE15 9DN**

THE PROPERTY

BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOMED DETACHED HOUSE, NOT OVERLOOKED TO REAR, IN A CUL-DE-SAC LOCATION IN THIS HIGHLY POPULAR DEVELOPMENT * 24FT LOUNGE * FITTED KITCHEN WITH BUILT IN OVEN, HOB, FRIDGE AND FREEZER * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/W.C. * USEFUL UTILITY * ENCLOSED GARDENS TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEWING ABSOLUTELY ESSENTIAL!

PRICE

OIEO £315,000

FREEHOLD

EPC BAND D

COUNCIL TAX

BAND C

FENLAND DISTRICT COUNCIL

REF. NO. M4744

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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43 IRETON WAY, MARCH

HOW TO GET THERE

From the Fountain near our March office proceed along Broad Street. Follow the road for about $\frac{3}{4}$ of a mile then turn left into Cavalry Park. Then turn left into Ireton Way. The property is on the left-hand side.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE HALL

with laminate floor, stairway off.

LOUNGE/DINER

24' 3" (max) x 12' 8" (max) "L" shaped with laminate floor, feature fire surround with crushed marble hearth and enclosing a fitted "living flame" gas fire, feature arch to Dining Area.

FITTED KITCHEN

9' 7" (max) x 8' 1" (max) with tiled floor, tiled walls, range of wall cupboards, built in fridge, built in freezer, inset stainless steel single drainer $1\frac{1}{2}$ bowl sink unit with mixer tap and cupboards under, preparation surfaces, built in gas hob, electric hob hood, pull out storage unit, built in gas oven with electric oven, walk in understairs cupboard.

GROUND FLOOR CLOAKROOM/W.C. with tiled floor, hand washbasin with tiled splashback, low level w.c.

UTILITY

10' 5" (max) x 7' 8" (max) "L" shaped with tiled floor, double wall cupboard, Baxi gas fired wall mounted central heating boiler, inset stainless steel sink unit with cupboard under, central heating programmer, space/plumbing for automatic washing machine, part tiled walls, tiled floor, space/vent for tumble drier.

FIRST FLOOR

LANDING

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

BATHROOM/W.C.

panelled bath with mixer tap and shower attachment with folding screen, pedestal washbasin with mixer tap, low level w.c., tiled walls, shaver point.

BEDROOM NO. 1

12' (max) x 10' (max) with laminate floor, built in double wardrobe/cupboard.

EN SUITE SHOWER ROOM/W.C.

with Quadrant shower cubicle with Mira electric shower, low level w.c., inset hand washbasin with mixer tap and cupboards under, part tiled walls.

BEDROOM NO. 2

10' 1" (max) x 9' 2" (max) with built in wardrobe/cupboard.

BEDROOM NO. 3

13' 9" (max) x 8' 2".

OUTSIDE

EXTERNAL POWER POINT TIMBER STORE SHED
OUTSIDE LANTERN COLD WATER TAP SECURITY LIGHT

BRICK GARAGE

16' 1" (max) x 7' 8" (max) with up and over door, power and lighting, joist storage, personal door.

GARDENS

to front, part laid to lawn with shingle area and a tarmac driveway/off road parking space. Paved pathway to side leads through a timber gate to side. Attractive enclosed gardens to rear, not overlooked and laid to lawn with borders, shrubs etc. and a paved patio.



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