



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



**7 YARDY CLOSE
MARCH
PE15 9RY**

THE PROPERTY

LOVELY THREE BEDROOMED DETACHED BUNGALOW SITUATED IN A RESIDENTIAL CUL-DE-SAC, ON THIS HIGHLY POPULAR DEVELOPMENT CLOSE TO TOWN CENTRE, SCHOOLS ETC. AND EASY ACCESS TO BY-PASS * FITTED KITCHEN * 17FT LOUNGE/DINER * CONSERVATORY * GARAGE PLUS OFF ROAD PARKING SPACE * LOW MAINTENANCE ENCLOSED GARDENS TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * DON'T DELAY, VIEW NOW!

PRICE

Reduced to ~~O.I.R.O. £285,000~~ **O.I.R.O. £250,000**
~~£305,000~~

FREEHOLD

EPC BAND C

COUNCIL TAX

BAND C

FENLAND DISTRICT COUNCIL

REF. NO. M4792

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. M4792	7 YARDY CLOSE, MARCH
HOW TO GET THERE	From the Fountain near our March office proceed along Broad Street. Follow the road to the main roundabout and turn right into Burrowmoor Road, then turn first right into Gaul Road. Follow the road for about 0.5 mile and turn left into Turnbull Road, then first right into Yardy Close.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE HALL	with built in store cupboard, built in airing cupboard.
LOUNGE/DINER	17' 10" (max) x 16' 1" (max) with serving hatch, patio doors leading to:
BRICK & UPVC CONSERVATORY	14' 4" (max) x 9' 6" (max) with French doors to rear garden.
KITCHEN	9' 2" (max) x 9' 3" (max) with preparation surfaces with drawers and cupboards under, single drainer sink unit with mixer tap and cupboards under, space/plumbing for slimline dishwasher, space/plumbing for automatic washing machine, space for fridge/freezer, built in electric oven, built in gas hob, tiled walls, wall cupboards, serving hatch, larder cupboard, wall mounted combi-boiler (check advised) central heating programmer.
BATHROOM/SHOWER ROOM	with tiled floor, pedestal washbasin, heated towel rail, walk in shower/bath with mixer tap and shower overhead, tiled walls.
SEPARATE W/C	with low level w.c., part tiled walls.
BEDROOM NO. 1	12' 10" (max) x 9' 7" (max) with built in sliding wardrobe/cupboard.
BEDROOM NO. 2	9' 10" (max) x 8' 9" (max).
BEDROOM NO. 3	9' 8" (max) x 6' 8" (max)
OUTSIDE	GREEN HOUSE COLD WATER TAP OUTSIDE LIGHT TIMBER STORE SHED
DETACHED BRICK GARAGE	16' 2" (max) x 8' 7" (max) with up and over door, joist storage, power and lighting, personal door.
LOW MAINTENANCE GARDENS	to front, down to gravel and paved pathways which lead to a side entrance gate, tarmac off road parking area, paved pathway along side of the property to the rear garden, which is mostly down to artificial grass and gravel, ballustrated patio area, trees and shrubs.



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