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March, Cambs. PE15 8TX
MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES

VILLAGE LOCATION



**12, SELWYN COTTAGES,
HIGH ROAD, GUYHIRN, PE13 4EQ.**

PROPERTY A PROPERTY WITH BAGS OF POTENTIAL TO MAKE YOUR OWN! * ON A LARGE PLOT IN A DESIRABLE VILLAGE LOCATION WITH ITS OWN SCHOOL, PUB ETC. * THIS WELL APPOINTED, THREE BEDROOMED, ONE FAMILY BATHROOM, SEMI DETACHED PROPERTY IS AVAILABLE CHAIN FREE * INCLUDES DOUBLE GLAZING, A NEW OIL FIRED CENTRAL HEATING/HOT WATER SYSTEM INSTALLED IN 2022 * MODERN KITCHEN, WITH BUILT-IN APPLIANCES AND SEPARATE DINING ROOM, LEAD THROUGH TO THE LARGE UTILITY ROOM AND AN ADJOINING ROOM WITH PLUMBING FOR A DOWNSTAIRS SHOWER-ROOM * THERE IS A MODERN FAMILY BATHROOM ON THE FIRST FLOOR, WHICH HAS TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM * ENJOY THIS QUIET LOCATION WITH FANTASTIC COUNTRYSIDE VIEWS, ALONG WITH EASY COMMUTING ACCESS TO ELY, PETERBOROUGH, MARCH AND WISBECH. * THE PROPERTY BENEFITS FROM AIR-CONDITIONING * VIEW QUICKLY!!

Reduced to	O.I.R.O. £220,000	O.I.R.O. £210,000	£190,000	
PRICE	O.I.E.O. £223,000	FREEHOLD	EPC BAND D	REF. NO. M4823

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. M4823	12 SELWYN COTTAGES, HIGH ROAD, GUYHIRN
COUNCIL TAX	BAND B FENLAND DISTRICT COUNCIL
HOW TO GET THERE	From 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 and bear left with the road. Follow the main road all the way through the village until another very sharp left hand bend is reached. Proceed and the property will be seen on the left hand side in due course.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE HALL	With stairway off.
LOUNGE/DINER	17’ 2” (max) x 11’ 1” (max).
DINING ROOM	12’ (max) x 11’ (max) With bay window, feature square arch to:
FITTED KITCHEN	11’ 3” (max) x 8’ 2” (max) With built in electric oven, built-in microwave, built-in fridge/freezer, built-in dishwasher, built-in induction hob, electric hob hood, inset stainless steel single drainer 1½ bowl sink unit with mixer tap and cupboard under, preparation surfaces with drawers and cupboards under.
UTILITY	11’ 3” (max) x 7’ 2” (max) With space/plumbing for automatic washing machine, extractor fan.
CLOAKROOM	With potential for being a shower room/w.c., extractor fan.,
FIRST FLOOR	
LANDING	
BATHROOM/W.C.	With low level w.c., shower/bath with mixer tap and thermostatic shower overhead, inset hand washbasin with mixer tap and cupboards under, part tiled walls, extractor fan.
BEDROOM NO. 1	14’ 4” (max) x 11’ 8” (max) “L” shaped.
BEDROOM NO. 2	12’ (max) x 11’ 1” (max) “L” shaped.
BEDROOM NO. 3	7’ 5” (max) x 7’ 2” (max).
OUTSIDE	AIR CONDITIONING UNIT COLD AND HOT WATER TAPS EXTERNAL POWER POINT STEEL CASE ENCLOSING THE OIL FIRED CENTRAL HEATING BOILER
GARDENS	Long gardens to front, down to an extensive shingle multi-vehicle off road parking space. Timber gate to side opens on to a pathway leading to the low maintenance enclosed rear garden which is down to concrete and shingle patio area.

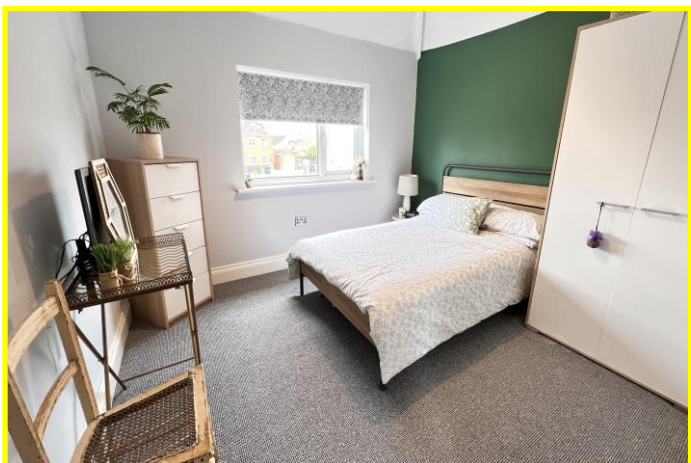
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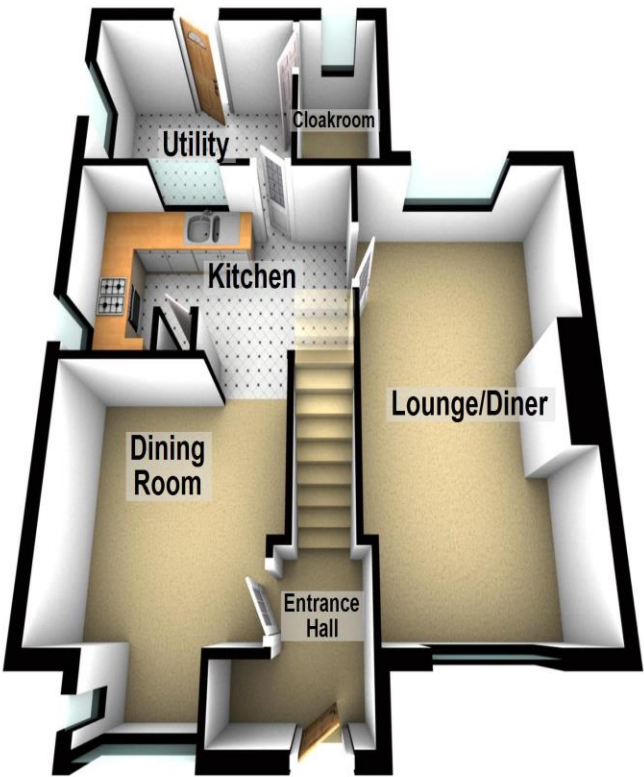


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Ground Floor



First Floor

