

**ROBERT  
HALE  
HOMES FOR  
SALE**

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**



**24 BERRYFIELD  
MARCH  
PE15 8PN**

**THE PROPERTY**

SUPERB, SPACIOUS, MODERN THREE BEDROOMED DETACHED BUNGALOW WITH HUGE POTENTIAL IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA, WITH EASY ACCESS TO THE TOWN CENTRE AND RAILWAY STATION \* LOVELY ENCLOSED GARDENS TO REAR WITH STUNNING VIEWS OVER OPEN FIELDS \* GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* 200 SQ FT SPLIT LEVEL WORKSHOP \* VIEW QUICKLY!!

<b>PRICE</b>	<b>£300,000</b>	<b>FREEHOLD</b>	<b>EPC BAND D</b>
<b>COUNCIL TAX</b>	<b>BAND D</b>	<b>FENLAND DISTRICT COUNCIL</b>	<b>REF. NO. M4825</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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**24 BERRYFIELD, MARCH**

**HOW TO GET THERE**

From the Fountain near our March office proceed along Station Road and over the level crossings and then take the fourth turning right into Berryfield and the property is on the right hand side.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE HALL**

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

**LOUNGE**

18' 1" (max) x 11' 10" (max)

**KITCHEN/DINER**

11' 4" (max) x 10' 10" preparation surfaces with drawers and cupboards under, part tiled walls, electric cooker point, inset 1½ bowl sink unit with mixer tap and cupboards under, walk-in larder with shelving.

**GROUND FLOOR CLOAKROOM/W.C.** with low level w.c., hand washbasin, part tiled walls,

**UTILITY**

7' 7" (max) x 7' 5" (max) with worktop with cupboards under, wall cupboard, central heating programmer, work top with space/plumbing under for automatic washing machine and space/vent for tumble drier, part tiled walls.

**REAR LOBBY**

**SHOWER ROOM/W.C.**

with integrated hand washbasin with mixer tap and cupboards under, integrated low level w.c., tiled and screened shower cubicle with thermostatic shower, tiled walls.

**BEDROOM NO. 1**

12' 9" (max) x 11' 4" (max) with extensive range of fitted units including wardrobe/cupboard, blankets cupboards, bedside tables, drawers, display shelving and dressing unit.

**BEDROOM NO. 2**

12' 7" (max) x 12' 2" (max).

**BEDROOM NO. 3**

8' 9" (max) x 7' 2" (max).

**OUTSIDE**

**TWO COLD WATER TAPS**

**LEAN -TO SPLIT LEVEL TIMBER WORKSHOP**

23' (max) x 9' (max).

**GARAGE**

17' (max) x 8' 7" (max) with Viessmann gas fired wall mounted central heating boiler, power and lighting, remote controlled electronically operated roller door.

**ATTRACTIVE GARDENS**

to front laid to lawn with conifers, shrubs, borders etc. and a paved/stone chippings multi-vehicle off road parking area. Paved pathway at the side leads through a timber gate to the attractive enclosed rear garden which backs on to and overlooks open fields. It is laid to lawn with borders, shrubs, wood chipping borders and an extensive raised paved patio.





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