

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

**01354 652785**

E-mail:  
march@robert-hale-homes.co.uk

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

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**35 ALL SAINTS CLOSE  
MARCH  
PE15 8US**

**THE PROPERTY**

MODERN, TWO DOUBLE BEDROOMED SEMI-DETACHED HOUSE  
IN THIS POPULAR DEVELOPMENT WITH EASY ACCESS TO THE  
TOWN CENTRE AND STATION \* FITTED KITCHEN WITH BUILT IN  
OVEN AND HOB ETC. \* USEFUL CLOAKROOM/W.C./UTILITY  
\* GOOD GARDENS TO SIDE AND REAR \* ALLOCATED OFF ROAD  
PARKING SPACE \* GAS FIRED CENTRAL HEATING \* DOUBLE  
GLAZING \* IDEAL INVESTMENT PROPERTY OR FIRST TIME BUY  
\* VIEW QUICKLY!

<b>PRICE</b>	<b>£190,000</b>	<b>FREEHOLD</b>	<b>EPC BAND C</b>
<b>COUNCIL TAX</b>	<b>BAND B</b>	<b>FENLAND DISTRICT COUNCIL</b>	<b>REF. NO. M4751</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.



**REF. NO. M4751**

**35 ALL SAINTS CLOSE, MARCH**

**HOW TO GET THERE**

From the Fountain near our March office proceed along Station Road. Follow the road to the mini-roundabout and turn left into County Road. Then turn first right into All Saints Close.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE PORCH**

with light.

**ENTRANCE HALL**

with stairway off, laminate floor.

**LOUNGE**

12' (max) x 12' (max) with laminate floor, double glazed French doors to rear garden.

**KITCHEN/DINER**

13' (max) x 11' 10" (max) with cupboard housing Vokera gas fired wall mounted central heating boiler, part tiled walls, range of wall cupboards, space/plumbing for dishwasher, preparation surfaces with drawers and cupboards under, inset stainless steel single drainer sink unit with cupboard under, built in gas hob, built in electric oven, electric hob hood.

**GROUND FLOOR CLOAKROOM/W.C./UTILITY**

with low level w.c., hand washbasin with tiled splashback, built in floor cupboard housing hot water cylinder with immersion heater, recess with worktop and space/plumbing for automatic washing machine.

**FIRST FLOOR**

**LANDING**

with built in store cupboard, access via foldaway ladder to part boarded loft with light point.

**BATHROOM/W.C.**

with hand washbasin with mixer tap and cupboards under, tiled walls, heated towel rail, integrated low level w.c., panelled bath with mixer tap and shower attachment, wall mirror with light over, extractor fan.

**BEDROOM NO. 1**

13' 5" (max) x 11' 11" (max) "L" shaped, double wardrobe with mirror doors.

**BEDROOM NO. 2**

12' (max) x 10' 3" (max).

**OUTSIDE**

**TWO TIMBER STORE SHEDS**

**ALLOCATED PARKING SPACE**

**GARDENS**

to side and rear, laid to lawn with paved patios, paved pathway. Timber gate to side opens on to a useful shared pedestrian access leading to the front of the property.

N.B. The vendor informs us that there is a Service Charge of currently £44.97 per month.



REF. NO. M4751

35 ALL SAINTS CLOSE, MARCH

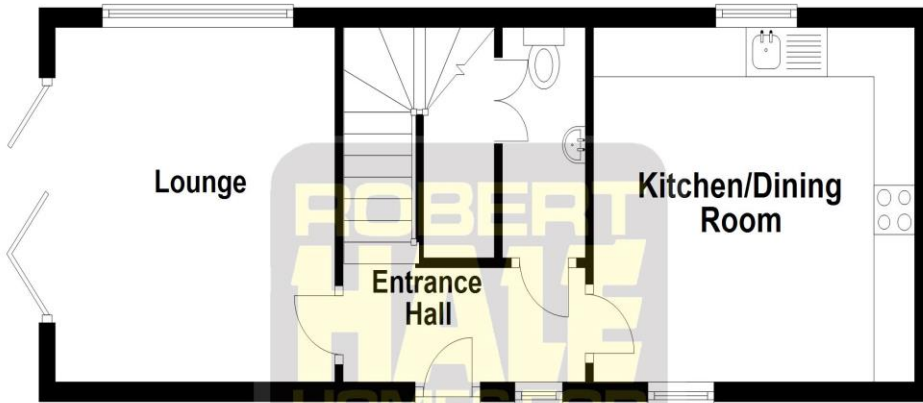


REF. NO. M4751

35 ALL SAINTS CLOSE, MARCH



Ground Floor



First Floor

