

**ROBERT
HALE
HOMES FOR
SALE**

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

MARCH

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Website:
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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**12, OBERON PARK,
MARCH,
PE15 8WA.**

THE PROPERTY

BEAUTIFULLY PRESENTED, TWO BEDROOMED PARK HOME ON THIS HIGHLY POPULAR PARK FOR THE OVER 55's ON A CORNER PLOT * LOUNGE/DINER * KITCHEN WITH RANGE & BUILT-IN DISHWASHER & FRIDGE/FREEZER * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/W.C. & WALK-IN WARDROBE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * AMPLE OFF ROAD PARKING * NO UPWARD CHAIN * VIEW NOW!

PRICE

£170,000.

COUNCIL TAX

BAND A FENLAND DISTRICT COUNCIL REF. NO. M4829

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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12, OBERON PARK, MARCH

HOW TO GET THERE

From our March office proceed along Dartford Road turning immediately right into Darthill Road. At the 'T' junction turn left into Robingoodfellows Lane. Proceed and Oberon Park will be found on the right hand side in due course.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE HALL

With built-in linen cupboard and built-in cloaks cupboard.

LOUNGE/DINER

'L' shaped
Lounge Area 21'2"(max) x 10'6"(max) With feature fire surround enclosing an electric "flame effect" fire, t.v. & telephone point.
Dining Area 9'10"(max) x 7'11"(max)

KITCHEN

10'2"(max) x 9'7"(max) With single drainer stainless steel sink unit with mixer tap and cupboard & built-in dishwasher under, range of wall cupboards, preparation surfaces with drawers and cupboard under, larder unit, Range gas cooker, electric skirting heater.

UTILITY

With stainless steel single drainer sink unit with mixer tap and cupboards under, space for automatic washing machine, wall cupboards, cupboard housing Viesmann Gas central heating boiler and cupboard under.

BATHROOM/W.C.

With panelled bath, vanity shelving unit with mirror over and washbasin with mixer tap, low level w.c., extractor fan.

BEDROOM NO. 1

10'9"(max) x 10'4"(max) With walk-in wardrobe with hanging rail and shelving, fitted dressing unit with drawers and mirror over, bedside cabinets.

EN-SUITE SHOWER ROOM/W.C. With shower cubicle with Thermostatic shower, corner handwash basin, low level w.c.

BEDROOM NO. 2

10'4"(max) x 9'6"(max) With fitted wardrobe, fitted blanket cupboards over bed, fitted dressing unit with mirror over, bedside cabinets.

OUTSIDE

2 SHEDS. OUTSIDE LANTERNS.

GARDENS

Paved patio to rear with raised flower and shrub borders. Paved patio continues to the rear side of the Park Home with tree, bushes and flower borders.

N.B. Most of the furniture is included in the sale if the purchaser would like them.

CHARGES

Ground Rent	£110.66 Per month
Water supply and Sewerage	£150.00 Invoiced every 6 months by Park Owners
Electricity	Pay direct to suppliers
Gas	Pay direct to suppliers
Council Tax	Band A payable direct to Fenland District Council



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