

**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



**80, LANDAU WAY,
MARCH,
PE15 8YD.**

THE PROPERTY

MOVE STRAIGHT IN! AN ABSOLUTELY IMMACULATE AND BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED CHALET STYLE REASON HOME TUCKED AWAY ON THIS HIGHLY POPULAR DEVELOPMENT * 17FT KITCHEN/DINER WITH BUILT-IN OVEN & HOB * TWO BATH/SHOWER ROOMS * LOVELY CONSERVATORY * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * ATTRACTIVE ENCLOSED GARDEN * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEWING IS A MUST!

PRICE

O.I.E.O. £300,000. FREEHOLD

EPC BAND C

COUNCIL TAX

BAND C FENLAND DISTRICT COUNCIL REF. NO. M4832

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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80, LANDAU WAY, MARCH

HOW TO GET THERE

From our March office proceed along Station Road and continue over the level crossing. At the mini-roundabout turn right into Estover Road. Proceed and take the first right into Cawood Close. Continue and Landau Way is a turning on the right hand side in due course.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE LOBBY

With tiled floor, light.

SPACIOUS ENTRANCE HALL

With laminate floor, built-in store cupboard, built-in airing cupboard housing pressurised hot water cylinder with immersion heater.

LOUNGE

15'2"(max) x 10'10"(max) With laminate floor, double glazed patio doors to Conservatory.

BEDROOM NO.3

13'3"(max) x 9'8"(max)

FITTED KITCHEN/DINER

16'8"(max) x 12'8"(max) ('L' shaped) With tiled floor, preparation surfaces with drawers and cupboards under, built-in gas hob, extractor hood, Beko dishwasher, inset single drainer sink unit with mixer tap and cupboards under, wall mounted Worcester gas fired boiler, space/plumbing for tumble drier and washing machine, built-in double oven, space for fridge/freezer, range of wall units.

GROUND FLOOR CLOAKROOM/W.C./SHOWER ROOM

With tiled floor, Quadrant shower cubicle with thermostatic shower, low level w.c., pedestal washbasin, with cupboards under, towel radiator, extractor fan, tiled walls.

BRICK & UPVC CONSERVATORY

14'2"(max) x 13'11"(max) With laminate floor, double glazed French doors to rear garden.

FIRST FLOOR

LANDING

With built-in store cupboard, laminate floor, Velux window.

BATHROOM/W.C.

With sloping ceiling, Velux window, low level w.c., pedestal washbasin with cupboards under, free standing bath with mixer tap and shower attachment, extractor fan, towel radiator, wall mirror.

BEDROOM NO. 1

14'5"(max) (into window) x 13'1"(max) With sloping ceilings, full width fitted wardrobes/cupboards, laminate floor.

BEDROOM NO. 2

16'4"(max) (into window) x 9'8"(max) With sloping ceilings, laminate floor, access to loft.

OUTSIDE

POD POINT ELECTRIC CAR CHARGER
OUTSIDE LANTERN
SECURITY LIGHT

COLD WATER TAP
EXTERNAL POWER POINTS
TIMBER STORE SHED

GARAGE

16'9"(max) x 7'10"(max) With up and over door, joist storage, power and lighting.

GARDENS

Gardens to front part laid to lawn with gravel borders and block paved pathway to front entrance door. Tarmac driveway/multi-vehicle off road parking area. Timber gate leads to the enclosed rear garden, which is laid to lawn with a block paved patio area with gravel borders.

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