

**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



**7 PRINCESS AVENUE,
MARCH,
PE15 9SQ.**

THE PROPERTY

BEAUTIFULLY PRESENTED, FOUR BEDROOMED DETACHED HOUSE ON A CORNER PLOT IN THIS HIGHLY PRESTIGIOUS, HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT * SEPARATE DINING ROOM * 16FT FITTED KITCHEN WITH BUILT IN OVEN AND HOB ETC. * MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. * ATTRACTIVE ENCLOSED GARDENS TO REAR * 18FT GARAGE PLUS LOTS OF OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

PRICE

£365,000

FREEHOLD

EPC BAND C

COUNCIL TAX

BAND D

FENLAND DISTRICT COUNCIL

REF. NO. M4835

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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HOW TO GET THERE

From the Fountain near our March office proceed

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE PORCH

With light.

ENTRANCE HALL

With stairway off, laminate floor, understairs cloaks cupboard.

LOUNGE/DINER

17' (max) x 13' 4" (max) With feature fire surround with crushed marble hearth and enclosing a fitted 'living flame' gas fire, double glazed French doors to rear garden.

DINING ROOM

12'5" (max) x 9'10" (max)

FITTED KITCHEN/BREAKFAST ROOM

16' 8" (max) x 10' 10" (max) With Quartz work surface with cupboards under and space for automatic washing machine and dishwasher, Vaillant Hive gas fired wall mounted central heating boiler, range of wall cupboards, display shelving, Quartz preparation surfaces with drawers and cupboards under, inset 1½ bowl sink unit with mixer tap and cupboards under, built in induction hob, built in Neff electric oven, electric hob hood, laminate floor.

GROUND FLOOR CLOAKROOM/W.C.

With laminate floor, pedestal washbasin with tiled splashback, low level w.c., extractor fan.

FIRST FLOOR

LANDING

With access to loft, built in airing cupboard housing hot water cylinder.

FAMILY BATHROOM/W.C.

With laminate floor, part tiled walls, inset hand washbasin with mixer tap and cupboards under, low level w.c., panelled bath with mixer tap and shower attachment, extractor fan.

BEDROOM NO. 1

13' 8" (max) x 11' (max) With range of built in wardrobes/cupboards.

EN-SUITE SHOWER ROOM/W.C.

With pedestal washbasin with mixer tap and tiled splashback, low level w.c., tiled and screened shower cubicle with thermostatic shower, laminate floor, extractor fan.

BEDROOM NO. 2

11' 9" (max) x 9' 4" (max) With range of built in wardrobes/cupboards with mirror doors.

BEDROOM NO. 3

10' 10" (max) x 9' 2" (max) 'L' shaped.

BEDROOM NO. 4

8' 5" (max) x 6' 8" (max).

OUTSIDE

COLD WATER TAP

TIMBER STORE SHED

DETACHED BRICK GARAGE

18' 1" (max) 9' (max) With up and over door, joist storage, power and lighting, personal door.

GARDENS

Gardens to front, part laid to lawn with beds, borders, shrubs, a blocked paved off road parking space and a tarmac driveway/parking space which extends along the side of the property. Timber gate to side leads to the attractive enclosed gardens to rear, also part laid to lawn with borders, beds, numerous trees and shrubs etc. and an extensive paved patio.

N.B.

The vendor informs us that the Valliant Hive boiler is less than a year old.

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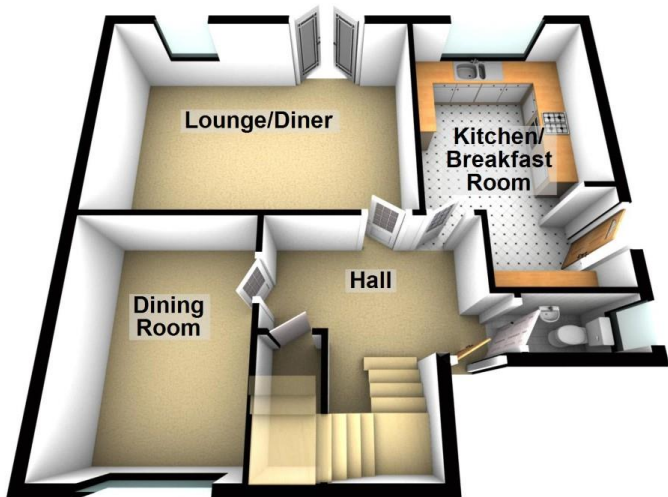


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Ground Floor



First Floor

