

**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



**64, SMITHS DRIVE,
MARCH,
PE15 9HB.**

THE PROPERTY

BEAUTIFULLY PRESENTED, VERY DECEPTIVE, CONSIDERABLY EXTENDED, MODERN THREE BEDROOMED END TERRACED HOUSE * 215 SQ FT BRICK GAMES ROOM/DINING ROOM ETC. * 22FT LOUNGE * LUXURY BATH/SHOWER ROOM PLUS GROUND FLOOR CLOAKROOM/W.C. * ATTRACTIVE ENCLOSED GARDENS TO REAR OVERLOOKING OPEN FIELDS * LARGE MULTI-VEHICLE OFF ROAD PARKING SPACE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY * AN EXCEPTIONAL PROPERTY WITH NO UPWARD CHAIN!!

PRICE

O.I.E.O. £250,000

FREEHOLD

EPC BAND C

COUNCIL TAX

BAND B.

FENLAND DISTRICT COUNCIL

REF. NO. M4840

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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64 SMITHS DRIVE, MARCH

HOW TO GET THERE

From our March office proceed along Broad Street and after crossing the town bridge immediately turn left into Elwyn Road. Continue and take the third turning left into Badgeney Road, then second turning right into Asplin Avenue. Continue to the end of the road which it bears right into Smiths Drive.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE CANOPY

ENTRANCE HALL

With stairway off, tiled floor, built in understairs cupboard, walk-in utility cupboard with tiled floor and housing Viessmann gas fired wall mounted combi boiler, space/plumbing for automatic washing machine and space for condensing tumble drier.

LOUNGE

22' 3" (max) x 11' 6" (max) With laminate floor, fitted floor cupboards, feature "flame effect" electric fire, French doors to Games Room/Dining Room, feature arch to:

FITTED KITCHEN

11' 7" (max) x 7' 8" (max) With feature archway to both lounge and games room/dining room, FLAVEL electric cooker, part tiled walls, stainless steel single drainer sink unit with mixer tap and cupboards under, preparation surfaces with drawers and cupboards under, range of wall cupboards.

GROUND FLOOR CLOAKROOM/W.C. With low level w.c., hand washbasin with tiled splashback, tiled floor.

GAMES ROOM/DINING ROOM 15' 5" (max) x 14' (max) With double glazed patio doors to rear garden, cocktail bar.

BRICK & UPVC CONSERVATORY/UTILITY 13' 3" (max) x 5' 9" (max) With tiled floor.

FIRST FLOOR

LANDING

With access via foldaway ladder to loft with light point.

LUXURY BATHROOM/W.C./SHOWER ROOM With tiled floor, tiled walls, oval freestanding bath with "tower" mixer tap and shower attachment, freestanding oval hand washbasin mixer tap and cupboards under, illuminated wall mirror, low level w.c., heated towel rail, tiled and screened shower cubicle with "full body" shower, extractor fan.

BEDROOM NO. 1

11' 6" (max) x 10' 7" (max) With laminate floor, matching bedside cabinets.

BEDROOM NO. 2

11' 6" (max) x 10' 6" (max) With matching bedside cabinets.

BEDROOM NO. 3

9' 9" (max) x 7' 6" (max) With laminate floor.

OUTSIDE

OUTSIDE LIGHT COLD WATER TAP TWO TIMBER STORE SHEDS

GARDENS

Low maintenance gardens to front, down to shingle with a concrete pathway to the front entrance door. Extensive shingle multi-vehicle off road parking area to side, concrete pathway to side leads through a timber gate to the attractive enclosed gardens to rear, which back onto open fields and is laid to lawn with borders, shrubs, slate chippings and slate chippings patio area.

N.B.

The property has the benefit of CCTV Security System.

The photo of open fields is the view from the rear of the property taken 29/7/24.

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