



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



**10, GAUL ROAD,
MARCH,
PE15 9RF.**

THE PROPERTY

TWO BEDROOMED SEMI-DETACHED HOUSE SITUATED CLOSE TO TOWN AND SCHOOLS * 22FT LOUNGE * USEFUL UTILITY * GROUND FLOOR CLOAKROOM/W.C. * MULTI-VEHICLE OFF ROAD PARKING * LONG GARDEN TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * GREAT POTENTIAL * VIEW QUICKLY!

PRICE	<i>Reduced to</i>	£185,000	FREEHOLD	EPC BAND D
		£195,000		
COUNCIL TAX	BAND A	FENLAND DISTRICT COUNCIL	REF. NO. M4843	

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. M4843	10, GAUL ROAD, MARCH	
HOW TO GET THERE	From our March office travel through Broad Street and into High Street. Continue and at the mini-roundabout turn right into Burrowmoor Road. Take the second turning right into Gaul Road and the property will be seen on the left hand side.	
THE ACCOMMODATION	(Dimensions given are approximate only).	
ENTRANCE HALL	With stairway off.	
LOUNGE/DINER	22' 7" (max) x 13' (max) With fire surround with gas point, built in understairs cupboard.	
FITTED KITCHEN	10' 6" (max) x 8' 5" (max) With inset stainless steel single drainer 1½ bowl sink unit with mixer tap and cupboards under, gas fired wall mounted central heating boiler, built in gas hob, built in electric oven, electric hob hood, preparation surfaces with drawers and cupboards under, range of wall cupboards, part tiled walls.	
GROUND FLOOR CLOAKROOM/W.C.	With low level w.c.	
UTILITY	7' 9" (max) x 5' 5" (max) With space/vent for tumble drier and space/plumbing for automatic washing machine.	
FIRST FLOOR		
SPACIOUS LANDING/WORKPLACE/STUDY AREA		
BATHROOM/W.C./SHOWER ROOM	With low level w.c., panelled bath with tiled splashback, pedestal washbasin with tiled splashback, tiled and screened shower cubicle with thermostatic shower, built in airing cupboard housing hot water cylinder	
BEDROOM NO. 1	11' 1" (max) x 10' 1" (max) With built in wardrobe/cupboard.	
BEDROOM NO. 2	11' (max) x 7' 1" (max).	
OUTSIDE	TIMBER STORE SHED	COLD WATER TAP
GARDENS	Gardens to front, with shrubs etc, driveway/multi-vehicle off road parking to side. Timber gate to side opens on to the very long rear garden, which is laid to lawn with numerous trees, shrubs, plant borders, pathways etc.	





Ground Floor



First Floor

