

**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



**8A, BIRCHWOOD AVENUE,
MARCH, PE15 9SB**

THE PROPERTY

BEAUTIFULLY PRESENTED, CONSIDERABLY EXTENDED, THREE BEDROOMED DETACHED BUNGALOW ON A LARGE CORNER PLOT, IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA * 26FT LOUNGE! * 22FT FITTED KITCHEN WITH AN ABSOLUTE WEALTH OF BUILT-IN APPLIANCES * SUPERB GENEROUS GARDENS TO FRONT, SIDE AND REAR * GARAGE PLUS VERY EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * MUST BE VIEWED TO BE APPRECIATED! * DON'T DELAY, MAKE AN APPOINTMENT TODAY!

PRICE	£350,000	FREEHOLD	EPC BAND TBA
COUNCIL TAX	BAND C	FENLAND DISTRICT COUNCIL	REF. NO. M4845

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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8A, BIRCHWOOD AVENUE, MARCH

HOW TO GET THERE

From our March office proceed along Broad Street and into High Street. At the mini-roundabout turn right into Burrowmoor Road. Continue and take the seventh turning left into Birchwood Avenue.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE PORCH

SPACIOUS ENTRANCE HALL With access to loft, built-in linen cupboard.

LOUNGE

26'10"(max) x 12'(max) With two sets of double glazed patio doors to rear garden.

FITTED KITCHEN/DINER

22'1"(max) x 12'5"(max) With built-in fridge, built-in freezer, pull out shelving, tiled floor, part tiled walls, range of wall cupboard's, preparation surfaces with drawers and cupboard's under, built-in dishwasher, built-in automatic washing machine, peninsular breakfast bar, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboard's under, built-in microwave, built-in electric double oven, built-in induction hob, electric hob hood, fitted cupboard housing Viessman gas fired wall mounted combi boiler.

BATHROOM/W.C.

With heated towel rail, integrated low level w.c., integrated hand washbasin with mixer tap, tiled walls, illuminated wall mirror, wall cupboards, shower/bath with mixer tap and thermostatic shower overhead.

BEDROOM NO. 1

11'10"(max) x 10'5"(max) With laminate floor.

BEDROOM NO. 2

11'10"(max)(into wardrobes) x 10'6"(max) With fitted width range of fitted wardrobe/cupboards.

BEDROOM NO. 3

11'6"(max)(into wardrobe) x 8'10"(max) 'L' shaped with laminate floor, fitted double wardrobe/cupboard with mirror doors.

OUTSIDE

SECURITY LIGHT. COLD WATER TAP. OUTSIDE LIGHTS. SUMMER HOUSE.

UTILITY

8'1(max) x 6'9"(max) With tiled floor, stainless steel single drainer sink unit with mixer tap and cupboard under, worktop, wall cupboard.

GARAGE

17'(max) x 8'(max) With up and over door, power and lighting.

GARDENS

Good gardens to front, down to an extensive block paved multi-vehicle off road parking space with shrubs, borders, privet hedge etc. Wrought iron gate to side opens onto block and paved courtyard with a timber gate leading to the rear.
Large gardens to side and rear laid to lawn with paved patios, numerous shrubs, trees, etc., and an extensive patio area to side part laid to paving, and part stone chippings, with borders.

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