

**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**



**19, STATION ROAD,  
MARCH,  
PE15 8LE.**

**THE PROPERTY**

A UNIQUE AND RARE OPPORTUNITY, TO PURCHASE A BEAUTIFUL THREE DOUBLE BEDROOMED FAMILY HOME WITH ADJOINING RETAIL SHOP PREMISES, SITUATED ON A PROMINENT CORNER PLOT IN THE CENTRE OF TOWN! \* FABULOUS 17FT FITTED KITCHEN/GARDEN ROOM \* USEFUL UTILITY/PANTRY \* DOWNSTAIRS W.C. \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* LOW MAINTENANCE GARDENS TO REAR \* OFF ROAD PARKING SPACE \* MUST BE VIEWED TO BE FULLY APPRECIATED! \* NO UPWARD CHAIN

**PRICE**

**£295,000**

**FREEHOLD**

**EPC BAND D**

**COUNCIL TAX**

**BAND A FENLAND DISTRICT COUNCIL**

**REF. NO. M4846**

**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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**19, STATION ROAD, MARCH**

**HOW TO GET THERE**

From our March office proceed along Station Road and the property can be found on the corner of Station Road and Creek Road.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE HALL**

With Karndean flooring, stairway off, fitted understairs cupboard with low level w.c. and tiled walls.

**LOUNGE/DINER**

14'(max) x 13'10"(max) With feature fire place, Karndean flooring.

**KITCHEN/DINER/GARDEN ROOM** 17'3"(max) x 22'3"(max) With underfloor heating, Karndean flooring, peninsular breakfast bar with granite worktop with inset deep sink with mixer tap and cupboard under, built-in dishwasher and wine fridge, dual fuel range cooker, preparation surfaces with drawers and cupboards under, range of wall cupboards, feature square archway into garden room with French doors to rear garden.

**PANTRY/UTILITY**

9'7"(max) x 4'7"(max) With space/plumbing for washing machine, space for fridge/freezer, granite worktop with cupboards under, wall cupboards, storage cupboards, wall mounted gas fired Viessman central heating boiler.

**FIRST FLOOR**

**LONG LANDING**

With access to loft.

**FAMILY BATHROOM/W.C./SHOWER ROOM** With quadrant shower cubicle with thermostatic shower and spray, low level w.c., inset hand washbasin with mixer tap and cupboards under, free standing roll top bath with mixer tap and shower attachment, Karndean floor.

**BEDROOM NO. 1**

13'11"(max) x 10'6"(max) With feature original fireplace, Karndean floor.

**BEDROOM NO. 2**

12'(max) x 9'(max) Laminate floor.

**BEDROOM NO. 3**

14'(max) x 8'3"(max) With fitted sliding wardrobes, fitted wardrobe/cupboard, Karndean flooring.

**OUTSIDE**

COLD WATER TAP. OUTSIDE LIGHTS.

**GARDENS**

Enclosed low maintenance small garden to front. Small low maintenance gardens to rear down to a paved patio and a decked bar-b-que area, timber gate to rear opens onto the off road parking space to rear of the property.

**RETAIL SHOP**

33'7"(max) x 13'2"(max)  
Office/Kitchen Area: 13'4"(max) x 6'1"(max)  
Can be purchased with vacant possession or with tenant in situ who is currently paying rent £500 PCM









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Ground Floor



First Floor

