



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**



**63, MORTON AVENUE,  
MARCH,  
PE15 9EP.**

**THE PROPERTY**

SPACIOUS MODERN TWO DOUBLE BEDROOMED SEMI-DETACHED HOUSE \* 19FT LOUNGE \* USEFUL UTILITY \* MULTI-VEHICLE OFF ROAD PARKING \* ENCLOSED GARDENS TO REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* IDEAL FIRST TIME BUYER OR INVESTMENT AS A BUY TO LET! \* GREAT POTENTIAL SO VIEW QUICKLY!

**PRICE**

**£199,995.**

**FREEHOLD**

**EPC BAND D**

**COUNCIL TAX**

**BAND B**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4847**

**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.



<b>REF. NO. M4847</b>	<b>63, MORTON AVENUE, MARCH</b>
<b>HOW TO GET THERE</b>	From our March office proceed along Broad Street and into High Street. Continue crossing straight over at the mini roundabout. At the traffic lights turn left into St. Peters Road and proceed into Upwell Road. Proceed and Morton Avenue will be found on the left hand side in due course.
<b>THE ACCOMMODATION</b>	(Dimensions given are approximate only).
<b>ENTRANCE HALL</b>	With stairway off, tiled floor, walk-in store cupboard.
<b>LOUNGE/DINER</b>	19'10"(max) x 12'4"(max) 'L' shaped with tiled floor, feature fire surround enclosing an electric fire.
<b>KITCHEN</b>	9'1"(max) x 9'1"(max) With Vaillant gas fired wall mounted Combi boiler, Stainless steel single drainer sink unit with mixer tap and cupboard's under, gas cooker, electric hob hood, wall cupboards, part tiled walls, preparation surfaces with drawers and cupboard's under, breakfast bar, walk-in larder with shelving.
<b>UTILITY</b>	9'(max) x 5'8"(max) With plumbing for automatic washing machine.
<b>STORE</b>	
<b>SIDE LOBBY</b>	With doors off to front and rear gardens.
<b>FIRST FLOOR</b>	
<b>LANDING</b>	With access to loft.
<b>BATHROOM/W.C.</b>	With panelled bath with mixer tap and shower attachment, pedestal washbasin, low level w.c., part tiled walls.
<b>BEDROOM NO. 1</b>	18'7"(max) x 10'6"(max)
<b>BEDROOM NO. 2</b>	11'5"(max) x 9'(max)
<b>OUTSIDE</b>	TIMBER STORE SHED. COLD WATER TAP  SUMMER HOUSE With power point.
<b>GARDENS</b>	Gardens to front, part laid to lawn, with a shingle multi-vehicle off road parking space. Enclosed gardens to rear, laid to lawn with raised bed, block paved patio.



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