



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



**6C, GAUL ROAD,
MARCH,
PE15 9RF.**

THE PROPERTY

BEAUTIFULLY PRESENTED, VERY DECEPTIVE, EXTENDED, TWO BEDROOMED EDWARDIAN MID-TERRACED HOUSE OF GREAT CHARM AND CHARACTER, AND SITUATED WITH EASY ACCESS TO LOCAL SCHOOLS, THE TOWN CENTRE, AND THE MAIN ROAD NETWORK!

* 14FT FITTED KITCHEN WITH BUILT-IN OVEN AND HOB ETC. * USEFUL UTILITY * LOVELY LONG GARDEN TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!!

PRICE	Reduced to	£175,000	£170,000	£165,000	EPC BAND D
		£180,000.	FREEHOLD		
COUNCIL TAX	BAND A	FENLAND DISTRICT COUNCIL			REF. NO. M4850

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. M4850	6C, GAUL ROAD, 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 and second right into Gaul Road. The property is situated on the left hand side.
THE ACCOMMODATION	(Dimensions given are approximate only).
LOUNGE	10'6"(max) x 10'(max) With feature original fireplace.
FITTED KITCHEN/DINER	14'6"(max) x 9'10"(max) With built-in gas hob, electric hob hood, built-in electric oven, range of wall cupboards, inset stainless steel single drainer 1½ bowl sink unit with mixer tap and cupboards under, stairway off.
GROUND FLOOR BATHROOM /W.C.	With inset hand washbasin with mixer tap and cupboards under, low level w.c., shower/bath with mixer tap and shower attachment, extractor fan, heated towel rail.
REAR LOBBY/UTILITY	With tiled floor, space/plumbing for automatic washing machine, Viessmann gas fired wall mounted combi boiler.
FIRST FLOOR	
LANDING	
BEDROOM NO. 1	10'10"(max) x 10'(max) Feature original fire surround, access to loft.
BEDROOM NO. 2	10'(max) x 6'7"(max)
OUTSIDE	TWO TIMBER STORE SHEDS.
GARDENS	Long garden to rear, down to soft fruits, seasonal vegetable plot etc. Courtyard gardens to the rear of the house. Shared pedestrian access for the rear, runs adjacent to the rear of adjacent properties to Gaul Road.



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Ground Floor



First Floor

