



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**



**45, GROUNDS AVENUE,  
MARCH,  
PE15 9BG.**

**THE PROPERTY**

TWO BEDROOMED END TERRACED BUNGALOW SITUATED ON A LOVELY LARGE PLOT! \* CONSERVATORY \* EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING PLUS DRIVEWAY/PARKING TO SIDE, WITH VEHICLE ACCESS TO THE REAR PLUS GARAGE PLUS CAR PORT! \* SEPARATE DINING ROOM \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* HUGE POTENTIAL SO VIEW QUICKLY!

**PRICE**

*Reduced to* ~~£210,000.~~  
~~£220,000.~~

**£199,995.**

**FREEHOLD**

**EPC BAND D**

**COUNCIL TAX**

**BAND A.**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4857**

**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. M4857</b>	<b>45, GROUNDS AVENUE, MARCH</b>
<b>HOW TO GET THERE</b>	From our March office proceed along Broad Street and immediately after crossing over the town bridge, turn left along side the river into Elwyn Road. Take the third turning left into Badgeney Road and proceed. Take the fourth turning right into East Drive and then at the T junction turn right and the property will be found on the right hand side in due course.
<b>THE ACCOMMODATION</b>	(Dimensions given are approximate only).
<b>ENTRANCE HALL</b>	
<b>LOUNGE/DINER</b>	13'9"(max) x 12'10"(max)
<b>DINING ROOM</b>	13'3"(max) x 10'1"(max) With cupboard housing Glow Worm gas fired wall mounted combi boiler.
<b>KITCHEN</b>	11'1"(max) x 7'10"(max) With tiled floor, gas cooker point, tiled walls, preparation surfaces with drawers and cupboards under, range of wall cupboards, inset single drainer 1½ bowl sink unit with mixer tap and cupboards under, double glazed French doors to rear garden.
<b>UPVC CONSERVATORY</b>	14'(max) x 8'1"(max)
<b>SHOWER ROOM/W.C.</b>	With low level w.c., pedestal washbasin, tiled shower cubicle with Mira electric shower, shaver point, extractor fan.
<b>BEDROOM NO. 1</b>	11'3"(max) x 9'8"(max)
<b>BEDROOM NO. 2</b>	11'3"(max) x 9'9"(max)
<b>OUTSIDE</b>	TIMBER GARDEN SHED. CAR PORT. GREEN HOUSE. GAZEBO.
<b>DETACHED SECTIONAL GARAGE</b>	15'1"(max) x 9'5"(max) With up and over door, power and lighting.
<b>GARDENS</b>	Gardens to front, down to an extensive block paved multi vehicle off road parking space. Timber gates to side open onto a driveway/additional off road parking space. Enclosed gardens to rear, part laid to lawn with extensive paved patio areas, raised beds etc.





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