



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



**115A CAVALRY DRIVE
MARCH
PE15 9DP**

THE PROPERTY

SPACIOUS, MODERN THREE BEDROOMED DETACHED BUNGALOW, NOT OVERLOOKED TO THE REAR AND SITUATED IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT
* 24FT FITTED KITCHEN WITH BUILT IN OVEN AND HOB ETC.
* USEFUL UTILITY * ENCLOSED GARDENS TO REAR * GARAGE
PLUS EXTENSIVE MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

PRICE

O.I.E.O. £300,000

FREEHOLD

EPC BAND D

COUNCIL TAX

BAND D

FENLAND DISTRICT COUNCIL

REF. NO. M4858

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. M4858	115A CAVALRY DRIVE, MARCH
HOW TO GET THERE	From the Fountain near our March office proceed along Broad Street and turn immediately left into Elwyn Road after crossing the town bridge. Follow the road as it bears right and continue to the junction with the Upwell Road and turn left. Continue along Upwell Road to the mini roundabout and turn right into Cavalry Drive. Proceed along Cavalry Drive and the property is on the left hand side in due course.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE PORCH	with tiled floor.
ENTRANCE HALL	with Kardean floor, access via foldaway ladder to part boarded loft with power and lighting, built in cupboard housing Ideal gas fired central heating boiler, built in airing cupboard housing hot water cylinder.
LOUNGE	19' (max) x 14' (max) with exposed brick wall enclosing a fitted "living flame" gas fire, glazed double doors to:
FITTED KITCHEN/DINER	24' 10" (max) x 13' 7" (max) "L" shaped, built in broom cupboard, preparation surfaces with drawers and cupboards under, inset circular single drainer sink unit with mixer tap and cupboard under, part tiled walls, built in electric double oven, built in electric hob, electric hob hood, peninsula breakfast bar, corner display shelving.
UTILITY	9' 4" (max) x 6' (max) with space/plumbing for automatic washing machine and vent for tumble drier, worktop with cupboard under, part tiled walls.
REAR LOBBY	with laminate floor.
SHOWER ROOM/W.C.	with tiled floor, part tiled walls, wall mounted sink unit with mixer tap, low level w.c., tiled shower area with Triton electric shower, heated towel rail, extractor fan, built in linen cupboard.
BEDROOM NO. 1	13' 8" (max) x 10' 10" (max).
BEDROOM NO. 2	11' 5" (max) x 10' 8" (max) with double glazed patio doors to rear garden.
BEDROOM NO. 3	10' 6" (max) x 8' 9" (max).
OUTSIDE	COLD WATER TAP
GARAGE	16' 10" (max) x 9' 7" (max) with up and over door, personal door, power and lighting.
LOW MAINTENANCE GARDENS	to front, down to shingle with shrubs, borders, and a granite driveway/multi-vehicle off road parking area, which extends along the side of the property. A granite pathway leads to the front door, wrought iron gate to side opens on to a concrete pathway leading to the enclosed rear garden, which is laid to lawn with borders, conifers, shrubs etc. and a paved patio.



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