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March, Cambs. PE15 8TX

MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**48, WEST END,
MARCH,
PE15 8DL.**

THE PROPERTY

RIVER GARDEN AND MOORING!!! A RARE OPPORTUNITY!
A FOUR/FIVE DOUBLE BEDROOMED DETACHED HOUSE SITUATED
CLOSE TO TOWN WITH A LOVELY RIVER GARDEN FRONTAGE AND
MOORING * 22FT FITTED KITCHEN WITH A WEALTH OF BUILT-IN
APPLIANCES * SEPARATE DINING ROOM * THREE BATH/SHOWER
ROOMS (TWO EN-SUITES) * 340 SQ FT DOUBLE GARAGE/WORKSHOP
* GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY
TO AVOID DISAPPOINTMENT!

PRICE	<i>Reduced to</i> £529,950 £515,000 O.L.E.O. £550,000.	FREEHOLD	EPC BAND C
COUNCIL TAX	BAND E	FENLAND DISTRICT COUNCIL	REF. NO. M4868

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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HOW TO GET THERE

From our March office proceed along Dartford Road. Follow the road and once passing the Pelican Crossing take the second turning left into Kent Way, which is a small private road. Go to the very end of Kent Way and the rear of number 48, West End, will be facing you.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE HALL

With stairway off.

LOUNGE

19'(max) x 14'(max) With double glazed picture window to front, feature exposed brick fire surround enclosing a multi fuel burner.

DINING ROOM

13'10"(max) x 13'6"(max) With full width range of fitted units including floor cupboards and display cupboards with glazed doors, glazed double doors into entrance hall.

FITTED KITCHEN/BREAKFAST ROOM 22'(max) x 14'(max) Built-in cupboard housing wall mounted central heating boiler, laminate floor, "island" breakfast bar and worktop with built-in electric hob, drawers and cupboards under, wine cooler, fitted dresser unit with floor and display cupboards, built-in fridge, built-in freezer, built-in dishwasher, built-in automatic washing machine, built-in double oven, built-in microwave, inset ceramic single drainer double sink unit with mixer tap and cupboard's under, double glazed French door to rear gardens, understairs cupboard.

GROUND FLOOR CLOAKROOM/W.C. With hand washbasin with mixer tap and tiled splashback, low level w.c., part tiled walls, heated towel rail.

OFFICE/GROUND FLOOR BEDROOM NO.5 9'4"(max) x 9'10"(max)(into cupboards) With full width range of fitted cupboards.

FIRST FLOOR

LANDING

With built-in airing cupboard housing hot water cylinder fed by Solar Panels, access with foldaway ladder to part boarded loft with power and lighting.

BATHROOM/W.C./SHOWER ROOM With tiled and screened shower cubicle with thermostatic shower, heated towel rail, low level w.c., panelled bath with mixer tap and shower attachment, inset hand washbasin with mixer tap and drawers under, tiled walls.

BEDROOM NO. 1 16'10"(max) x 13'10"(max) With extensive range of fitted units including wardrobes/cupboards, blanket cupboards.

EN-SUITE SHOWER ROOM/W.C. With inset hand washbasin with cupboards under and mirror over, shaver socket, Quadrant shower cubicle with thermostatic shower, low level w.c., electric wall fan heater.

BEDROOM NO. 2 13'10"(max) x 11'10"(max) With range of built-in wardrobe/cupboards with blanket cupboard over.

EN-SUITE SHOWER ROOM/W.C. With integrated low level w.c., integrated hand washbasin, tiled and screened shower cubicle with thermostatic shower, heated towel rail, tiled walls, shaver point.

BEDROOM NO. 3 14'1"(max) x 13'9"(max) With range of built-in wardrobe/cupboards with blanket cupboards over.

BEDROOM NO.4 11'10"(max) x 9'(max) With range of built-in wardrobe/cupboards with blanket cupboards over.

OUTSIDE

OUTSIDE LIGHTS

GREEN HOUSE

EXTERNAL POWER POINTS

DOUBLE GARAGE/WORKSHOP 19'(max) x 18'(max) With two up and over doors, personal door, power and lighting.

GARDENS

Attractive enclosed gardens to front, laid to lawn with borders, paved centre piece, water feature, shingle areas and paved pathway.
Timber gate to side leads to the rear.
Enclosed gardens to rear laid to lawn, with paved patio, decking etc.
River Gardens to front, on the other side of West End, on a separate plot, within only a few feet from the front garden, laid to lawn with beds, decking, etc. and a 40ft River frontage with mooring.

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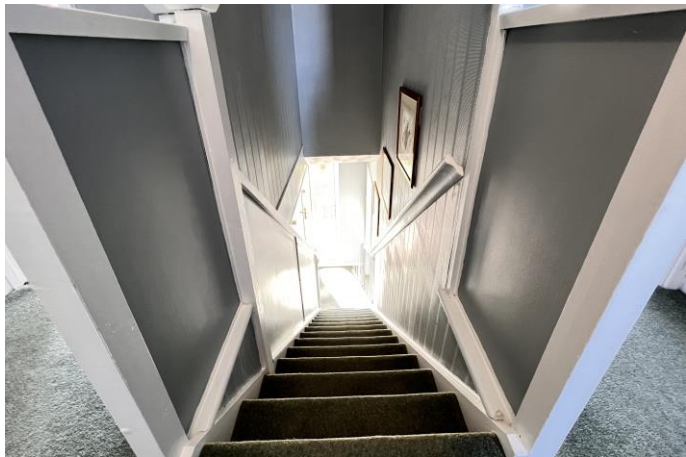
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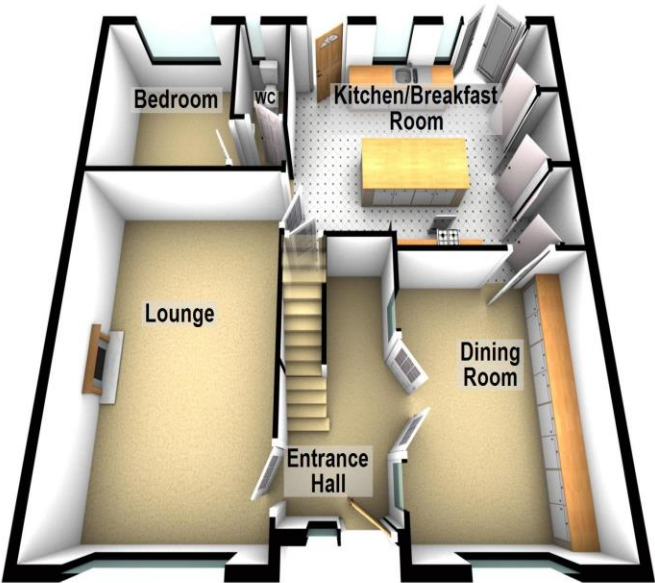


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Ground Floor



First Floor

