



6, Wheel Centre, Broad St.,  
March, Cambs. PE15 8TX

**MARCH**

**01354 652785**

E-mail:

march@robert-hale-homes.co.uk

Website:

www.robert-hale-homes.co.uk

**7 DAYS**

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**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**GREENACRE,  
ELM ROAD, MARCH,  
PE15 0BH.**

**THE PROPERTY**

A RARE OPPORTUNITY TO PURCHASE THIS THREE/FOUR BEDROOMED SEMI-DETACHED HOUSE ON A PLOT APPROACHING 1.5 ACRE OF LAND (SUBJECT TO SURVEY AND VERIFICATION WITH THE TITLE DEEDS), WITH STABLES, TACK ROOM, HAY BARN ETC. \* CURRENTLY USED FOR EQUESTRIAN USE \* SITUATED ON THE OUTSKIRTS OF TOWN JUST OVER A MILE FROM THE RAILWAY STATION \* DOUBLE GLAZING \* LPG CENTRAL HEATING \* GARAGE WITH AMPLE PARKING \* LEISURE SUITE \* MUST BE VIEWED!

**PRICE**

**£425,000.**

**FREEHOLD**

**EPC BAND E**

**COUNCIL TAX**

**BAND C.**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4810**

**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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**GREENACRE, ELM ROAD, MARCH**

**HOW TO GET THERE**

From the Fountain near our March office proceed along Station Road. Continue over the railway crossing and into Elm Road. Follow this road out of town, crossing another level crossing and Longhill Road on your left. Proceed and pass a detached house on your right. Then you will come to a pair of semi-detached houses on your right hand side and Greenacre is the property on the left of the pair. If you get to the river bridge you have gone too far!

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE PORCH**

With UPVC front entrance door leading into entrance porch leading into:

**LOUNGE**

20'4" x 11'11" With UPVC double glazed windows to front.

**STUDY/ BEDROOM NO.4**

11' x 8' With dual aspect windows.

**KITCHEN/DINING ROOM**

28'4" x 20'1" (max) 'L' shaped With preparation surfaces with drawers and cupboards under, wall cupboards, ceramic 1½ bowl single drainer sink with mixer tap. Leisure Cookmaster electric range, tiled Floor. Area to side has laminate floor and UPVC French doors leading to rear patio and garden.

**UTILITY**

9'9" x 6'10" With work surface with space and plumbing for automatic washing machine and dishwasher, space for tumble drier, cupboard housing pressurised water cylinder and boiler (not working but being replaced), tiled floor.

**GROUND FLOOR CLOAKROOM/W.C.** With UPVC window, low level w.c., hand washbasin into vanity unit, tiled floor.

**FIRST FLOOR**

**LANDING**

With fitted storage cupboard.

**BATHROOM/W.C.**

With free standing bath with chrome shower mixer tap, pedestal washbasin, low level w.c., tiled walls.

**BEDROOM NO. 1**

12'11" x 11'11" With UPVC windows to front, loft access.

**DRESSING ROOM**

With window to front and hanging rail.

**EN-SUITE SHOWER ROOM**

With corner shower cubicle with chrome shower spray, hand washbasin, low level w.c., heated towel rail, tiled walls.

**BEDROOM NO. 2**

13'5" x 8'9" With UPVC window, radiator, split level floor.

**BEDROOM NO. 3**

12'7" x 9'10" With UPVC window to rear, radiator.

**OUTSIDE**

Outside lights. Outdoor electric socket.

**GARAGE**

With up and over door. UPVC door inside garage leading to:

**LEISURE SUITE**

Games Room 17'8" x 18'10" UPVC double glazed, single doorway to side, double French doors to rear, UPVC window, electric radiator.

Kitchen 11'6" x 8'3" With work surfaces with cupboards under, stainless steel single drainer sink unit with mixer tap (cold water only), hot water heater (not connected), space for automatic washing machine (plumbing not connected), wall cupboards, electric radiator.

Shower Room With shower cubicle with electric shower, washbasin into vanity unit, low level w.c., mirrored wall.

**TWO STABLES**

Both 12' x 12' Rubber matting on floor, Hay racks, Mirror, Lighting. Outdoor tap.

**FEED ROOM/TACK ROOM**

Lighting and Power.

**HAY BARN**

Lighting.

**WINTER TURN OUT RUN**

Astro turf.

**LUNGE PEN**



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**GARDENS**

Gardens to front laid to lawn with plant borders, pathway to the front entrance door. Gravelled drive and parking area, LPG tank.

Rear gardens comprise of patio areas, gravelled area, lawns, Two Stables, Feed/Tack Room, Hay Barn, Winter Turn Out Run, Lunge Pen and further grazed areas.

P.S. The vendor informs us that the Flat Roof at the rear of the property was renewed approximately three years ago.

There is CCTV installed to the front and rear of the property.





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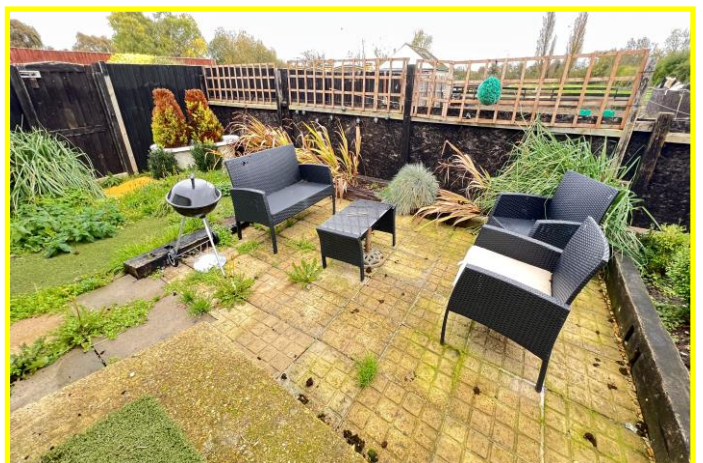
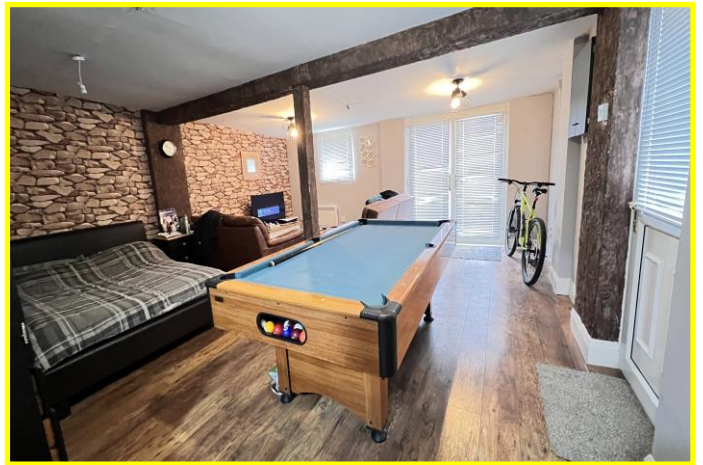
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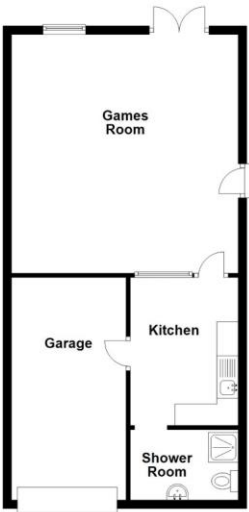
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Ground Floor





Ground Floor



First Floor

