



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



**12 PEYTON AVENUE
MARCH
PE15 8ER**

THE PROPERTY

A WELL PRESENTED, VERY DECEPTIVE THREE BEDROOMED SEMI-DETACHED HOUSE * FITTED KITCHEN * SEPARATE DINING ROOM * LOVELY CONSERVATORY * USEFUL UTILITY * DOWNSTAIRS CLOAKROOM/W.C. * ATTRACTIVE AND GENEROUS ENCLOSED GARDENS TO REAR * MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * EARLY VIEWING ADVISED TO AVOID DISAPPOINTMENT!

PRICE

£240,000

FREEHOLD

EPC BAND TBA

COUNCIL TAX

BAND A

FENLAND DISTRICT COUNCIL

REF. NO. M4880

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. M4880	12 PEYTON AVENUE, MARCH
HOW TO GET THERE	From the Fountain near our March office proceed along Dartford Road and into Wisbech Road. At the mini roundabout continue straight over. Turn third right into Russell Avenue and first right into Peyton Avenue.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE CANOPY	
ENTRANCE HALL	with stairway off, central heating thermostat.
LOUNGE	14' 7" (max) x 11' (max) with feature fireplace with electric "living flame" fire.
DINING ROOM	9' (max) x 10' 1" (max) with door to Conservatory.
KITCHEN	10' 7" (max) x 8' 7" (max) with tiled floor, preparation surfaces with drawers and cupboards under, stainless steel single drainer sink unit with mixer tap and cupboards under, electric cooker point, electric hob hood, range of wall cupboards, space for fridge/freezer, fitted larder cupboards.
GROUND FLOOR CLOAKROOM/W.C.	with low level w.c., wall mounted gas fired Glow Worm central heater boiler.
UTILITY/OUTHOUSE	with tiled floor, space/plumbing for automatic washing machine, space for tumble drier.
CONSERVATORY	13' 8" (max) x 9' 6" (max) with laminate floor, French doors to rear garden.
FIRST FLOOR	
LANDING	with access to loft.
WETROOM/SHOWER ROOMW.C.	with low level w.c., pedestal washbasin with mirror cupboard over, seletronic electric shower, fully tiled walls, electric wall heater, extractor fan.
BEDROOM NO. 1	14' 8" (max) x 8' 6" (max) with laminate floor.
BEDROOM NO. 2	12' (max) x 11' (max) with laminate floor, built in wardrobe/cupboard, feature fireplace.
BEDROOM NO. 3	9' 2" (max) x 8' (max) "L" shaped with fitted cupboards.
OUTSIDE	BRICK OUTHOUSE TIMBER STORE SHED
GARDENS	to front, down to a blocked paved multi-vehicle off road parking area. Generous gardens to rear laid to lawn with shingle and paved pathways, shrubs, raised beds and a paved patio area.



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