

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

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**16, GAUL ROAD,
MARCH,
PE15 9RF.**

THE PROPERTY

AN IMPOSING, DECEPTIVE, SPACIOUS, THREE BEDROOMED SEMI-DETACHED HOUSE OF GREAT CHARACTER! * FITTED KITCHEN WITH A WEALTH OF BUILT-IN APPLIANCES * SEPARATE DINING ROOM * GENEROUS AND ATTRACTIVE GARDENS TO REAR * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * A LOVELY FAMILY HOME! * VIEW QUICKLY!

PRICE

O.I.E.O. £240,000

FREEHOLD

EPC BAND TBA

COUNCIL TAX

BAND B

FENLAND DISTRICT COUNCIL

REF. NO. M4881

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.

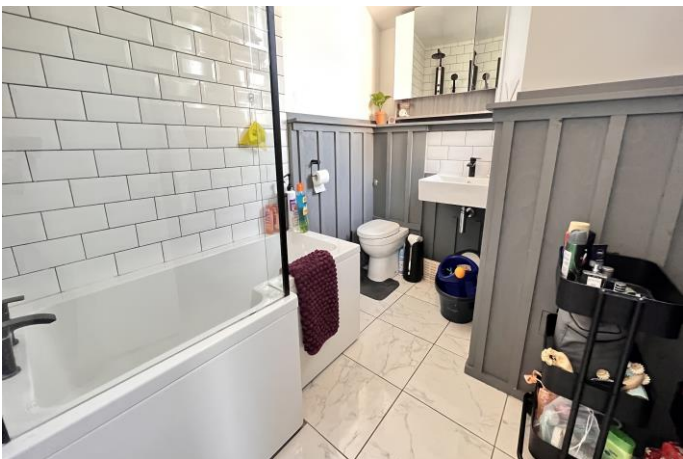
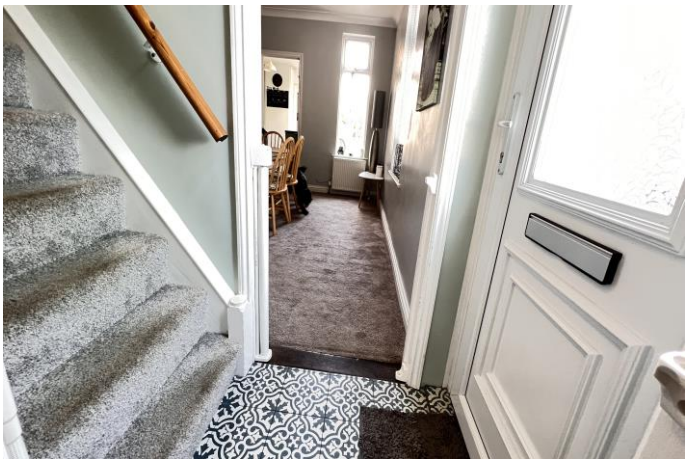


REF. NO. M4881	16, GAUL ROAD, MARCH
HOW TO GET THERE	From our March office proceed along Broad Street and into High Street. At the mini-roundabout turn right into Burrowmoor Road and take the second turning right into Gaul Road. The property is situated on the left hand side.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE HALL	With tiled floor, stairway off.
LOUNGE	14'1"(max) x 13'(max) With bay window, feature fire surround.
DINING ROOM	13'(max) x 13'(max) With feature fire surround enclosing an open fire, built-in downstairs cupboard.
FITTED KITCHEN	12'3"(max) x 8'(max) With built-in fridge, built-in freezer, built-in electric hob, built-in electric oven, electric hob hood, wine rack, range of wall cupboards, preparation surfaces with drawers and cupboards under, inset single drainer sink unit with mixer tap and cupboards under, built-in dishwasher, tiled floor, part tiled walls, larder cupboards.
GROUND FLOOR BATHROOM/W.C.	With tiled floor, part tiled walls, shower/bath with electric shower overhead, integrated low level w.c., deep sink with mixer tap, heated towel rail.
FIRST FLOOR	
LANDING	With access to loft.
BEDROOM NO. 1	13'(max) x 12'1"(max) With built-in wardrobe/cupboard.
BEDROOM NO. 2	13'(max) x 9'7"(max)
BEDROOM NO. 3	11'10"(max) x 8'(max) With built-in airing cupboard housing Worcester gas fired wall mounted combi boiler.
OUTSIDE	COLD WATER TAP. OUTSIDE LIGHTS. TIMBER STORE SHED.
GARAGE	15'6"(max) x 10'3"(max) With up and over door, power and lighting, personal door, space/plumbing for automatic washing machine.
GARDENS	Gardens to front down to shingle. Shingle multi-vehicle off road parking space to side. Timber gate to side opens on to the generous, attractive, enclosed rear garden which is laid to lawn with dedicated play area, raised beds, lawn, trees, shrubs, pergola, and an extensive paved patio.



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