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MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**3 YOKINE GARDENS,
GUYHIRN, PE13 4EY.**

THE PROPERTY

WELL PRESENTED THREE BEDROOMED DETACHED BUNGALOW IN A SOUGHT AFTER RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL & PUBLIC HOUSE ETC., AND WITH EASY ACCESS TO MARCH, WISBECH AND PETERBOROUGH * 16FT FITTED KITCHEN * MASTER BEDROOM WITH ENSUITE SHOWER/W.C., * LOW MAINTENANCE ENCLOSED GARDENS TO REAR WITH STUNNING VIEWS OVER THE FENS * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW NOW TO AVOID DISAPPOINTMENT!

PRICE

£325,000

FREEHOLD

EPC BAND TBA

COUNCIL TAX

BAND C

FENLAND DISTRICT COUNCIL

REF. NO. M4884

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. M4884	3 YOKINE GARDENS, GUYHIRN		
HOW TO GET THERE	From our March office proceed along Dartford Road. Follow the road all the way to the March bypass, northern roundabout and take the exit signed Peterborough. Follow the road to the A47, Guyhirn roundabout and take the first exit. Immediately after crossing the bridge turn right. Proceed to the “T” junction and turn right. Follow the road for about ¾ mile then turn left into Chapelfield Road, then take the second right into Yorkine Gardens.		
THE ACCOMMODATION	(Dimensions given are approximate only).		
ENTRANCE PORCH	With light.		
ENTRANCE HALL	With laminate floor, walk-in store cupboard, built-in airing cupboard housing hot water cylinder, access via foldaway ladder to part boarded loft.		
LOUNGE	16’2”(max) x 12’8”(max)		
FITTED KITCHEN/DINER	16’3”(max) x 11’6”(max) With tiled floor, double glazed French doors to rear garden, built-in fridge, built-in freezer, built-in electric double oven, built-in electric hob, electric hob hood, preparation surfaces with drawers and cupboards under, range of wall cupboards, inset 1½ bowl single drainer sink unit with mixer tap and cupboards under, part tiled walls.		
UTILITY	10’1”(max) x 5’1”(max) With tiled floor, range of wall cupboards, space/plumbing for automatic washing machine and dishwasher, space for condensing tumble drier, inset stainless steel double sink unit, part tiled walls.		
BATHROOM/W.C.	With tiled floor, part tiled walls, pedestal washbasin, panelled bath with mixer tap and shower attachment overhead, light/shaver point, extractor fan.		
BEDROOM NO. 1	15’8”(max) x 11’(max) ‘L’ shaped.		
EN-SUITE SHOWER ROOM/W.C.	With tiled floor, part tiled walls, pedestal washbasin, low level w.c., tiled and screened shower cubicle with thermostatic shower, extractor fan, electric wall fan heater.		
BEDROOM NO. 2	10’(max) x 9’9”(max)		
BEDROOM NO. 3	9’9”(max) x 9’(max)		
OUTSIDE	SUMMER HOUSE OUTSIDE LANTERN	2 TIMBER STORE SHEDS OIL STORAGE TANK	COLD WATER TAP
GARAGE	16’(max) x 9’5”(max) With power and lighting, personal door, Thermecon Oil Fired central heating boiler.		
GARDENS	<p>Gardens to front, down to a shingle multi-vehicle off road parking space, paved pathway leading to the front entrance door, conifers, and hedge borders.</p> <p>Enclosed low maintenance gardens to rear, with stunning views to rear over the Fens, and down to block paved patio, shingle borders etc.</p> <p>Enclosed courtyard to side, down to shingle.</p> <p>N.B. The photo showing the view, is the view from the rear garden taken 10/5/25.</p>		

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