



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



**46, DEERFIELD ROAD,
MARCH,
PE15 9AG.**

THE PROPERTY

THIS IS A "SHOW HOUSE"!! BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOMED END TERRACED HOUSE * LOVELY LOUNGE * FITTED KITCHEN WITH BUILT-IN OVEN AND HOB ETC. * CONSERVATORY * LOW MAINTENANCE ENCLOSED GARDENS TO REAR * MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * IDEAL FIRST TIME BUY OR INVESTMENT AS A "BUY-TO-LET" * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

PRICE

O.I.E.O. £185,000 FREEHOLD

EPC BAND TBA

COUNCIL TAX

BAND A FENLAND DISTRICT COUNCIL

REF. NO. M4905

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. M4905	46, DEERFIELD ROAD, MARCH
HOW TO GET THERE	From our March office proceed along Broad Street immediately after the town bridge turn left into Elwyn Road. Proceed and take the second turning left into Deerfield Road.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE CANOPY	
ENTRANCE HALL	With stairway off.
LOUNGE	14'(max) x 11'10"(max) With laminate floor.
KITCHEN	15'(max) x 7'4"(max) With laminate floor, built-in electric hob, electric hob hood, built-in electric oven, part tiled walls, range of wall cupboards, inset 1½ bowl single drainer sink unit with mixer tap and cupboards under, space/plumbing for automatic washing machine, preparation surfaces with drawers and cupboards under, built-in understairs cupboard.
BRICK & UPVC CONSERVATORY	7'10"(max) x 7'5" With tiled floor.
FIRST FLOOR	
LANDING	
SHOWER ROOM/W.C.	With integrated low level w.c., integrated hand washbasin with mixer tap and cupboards under, illuminated wall mirror, Quadrant shower cubicle with thermostatic shower and extractor fan.
BEDROOM NO. 1	12'1"(max) x 10'9"(max) With walk-in cupboard housing valiant gas fired wall mounted combi boiler.
BEDROOM NO. 2	9'10"(max) x 8'4"(max) With laminate floor, access to loft.
OUTSIDE	OUTSIDE LIGHT TIMBER STORE SHED
GARDENS	Gardens to front, down to a block paved double off road parking space. Timber gate to side opens on to the rear garden which is down to a enclosed part paved/part astro turf courtyard. Shared pedestrian access runs adjacent to the courtyard. Good gardens adjacent to the other side of the shared access down to shingle.

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