

**ROBERT
HALE
HOMES FOR
SALE**

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



**25 WESTWOOD AVENUE
MARCH, PE15 8AX**

THE PROPERTY

VERY DECEPTIVE, BEAUTIFULLY PRESENTED 1930'S FOUR BEDROOMED DETACHED HOUSE OF ENORMOUS CHARACTER AND SITUATED CLOSE TO TOWN * 28FT LOUNGE * 21FT SUN ROOM * 21FT GARAGE/WORKSHOP PLUS MULTI-VEHICLE OFF ROAD PARKING * ATTRACTIVE AND GENEROUS GARDENS TO REAR * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEWING ESSENTIAL!

PRICE

O.I.E.O. £350,000.

FREEHOLD

EPC BAND D

COUNCIL TAX

TO BE ASSESSED

FENLAND DISTRICT COUNCIL

REF. NO. M4434

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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25 WESTWOOD AVENUE, MARCH

HOW TO GET THERE

From the Fountain near our March office, proceed along Dartford Road and take the fourth right into Westwood Avenue.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE PORCH

With tiled floor, light.

ENTRANCE HALL

With wood block floor, stairway off, understairs cupboard, built in cloaks cupboard.

LOUNGE/DINER

28' 4" (max) x 11' 11" (max) With pine floor, feature open fireplace in both lounge and dining area, bay window.

SUN ROOM

21' (max) x 11' 6" (max) With tiled floor, panoramic glazed doors to rear garden.

KITCHEN

11' 6" (max) x 8' 8" (max) With gas/electric range (subject to separate negotiation), tiled floor, preparation surfaces with drawers and cupboards under, range of wall cupboards, part tiled walls, inset ceramic single drainer sink unit with mixer tap and cupboards under, space/plumbing for dishwasher, built in fridge freezer, opens on to the SUN ROOM.

GROUND FLOOR CLOAKROOM/W.C. With pedestal washbasin with mixer tap, tiled floor, tiled walls, low level w.c., heated towel rail.

FIRST FLOOR

LANDING

With access to loft.

BATHROOM/W.C./SHOWER ROOM With tiled and screened double shower cubicle with chrome shower valve and spray, roll edge bath with mixer tap, low level w.c., pedestal washbasin with mixer tap, extractor fan.

BEDROOM NO. 1

12' 9" (max) x 11' 11" (max) With bay window.

BEDROOM NO. 2

14' 8" (max) x 11' 7" (max).

BEDROOM NO. 3

10' 10" (max) x 10' 1" (max).

BEDROOM NO. 4

8' 11" (max) x 7' 9" (max) With fitted cupboard.

OUTSIDE

OUTSIDE LANTERNS

GARAGE/WORKSHOP/UTILITY 21' (max) x 9' 11" (max) With electronically operated roller door, personal door, stainless steel single drainer sink unit with cupboards under, space/plumbing for automatic washing machine, power and lighting, workbench with cupboards under, access to loft housing gas fired wall mounted combi boiler.

GARDENS

Gardens to front, down to shingle with a wrought iron gate opening on to a concrete pathway to the front entrance door. Shingle driveway/multi-vehicle off road parking space to side. Good gardens to rear, laid to lawn with borders, shrubs, trees, shingle area and a paved patio.





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