

**ROBERT  
HALE  
HOMES FOR  
SALE**

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**



**7, OLD WEST ESTATE,  
BENWICK,  
PE15 0XE.**

**THE PROPERTY**

THREE BEDROOMED SEMI-DETACHED FAMILY HOUSE ON A HUGE PLOT IN THIS HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL, POST OFFICE, SHOP AND PUB! \* 18FT KITCHEN \* CONSERVATORY \* LONG ENCLOSED REAR GARDEN \* MULTI-VEHICLE OFF ROAD PARKING \* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \* GREAT POTENTIAL SO VIEW QUICKLY!

**PRICE** *Reduced to*

**O.I.E.O. £240,000**  
~~£250,000.~~

FREEHOLD

EPC BAND E

**COUNCIL TAX**

BAND B

FENLAND DISTRICT COUNCIL

REF. NO. M4806

**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. M4806**

**7 OLD WEST ESTATE, BENWICK**

**HOW TO GET THERE**

From our March Office proceed through Broad Street, High Street, The Causeway, The Avenue and into Wimblington Road. At the roundabout continue straight over into Wimblington. Proceed through the village and into Doddington. At the clock tower turn right into Benwick Road and continue on this road all the way into Benwick. You will proceed into Doddington Road and then into the High Street passing the school on your right hand side, continue round the bend and Old West Estate will be seen on your right hand side.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE CANOPY**

**ENTRANCE HALL**

With stairway off, understairs cupboard.

**LOUNGE**

14' 10" (max) x 12' 9" (max) With feature exposed brick fire surround enclosing an open fireplace, double glazed French doors to:

**BRICK & UPVC CONSERVATORY**

12' (max) x 8' 7" (max) With tiled floor, double glazed French doors to rear garden.

**FITTED KITCHEN/DINER**

18' 7" (max) x 13' 2" (max) With tiled floor, range of wall cupboards, preparation surfaces with drawers and cupboards under, built in induction hob, built in electric oven, inset stainless steel single drainer 1½ bowl sink unit with ?? and cupboards under, part tiled walls, shelving, built in larder.

**UTILITY**

7' 8" (max) x 6' 1" (max) With plumbing for automatic washing machine.

**REAR LOBBY**

With double wall cupboard, work top, oil fired combi boiler, central heating programmer, space/vent for tumble drier.

**FIRST FLOOR**

**LANDING**

With access to loft.

**SHOWER ROOM/W.C.**

With quadrant shower cubicle with Triton electric shower, heated towel rail, tiled floor, low level w.c., tiled walls, inset hand washbasin with cupboard under.

**BEDROOM NO. 1**

13' 6" (max) x 11' 2" (max).

**BEDROOM NO. 2**

11' 5" (max) x 10' 2" (max).

**BEDROOM NO. 3**

10' (max) x 7' 5" (max).

**OUTSIDE**

**OIL STORAGE TANK  
TIMBER STORE SHED**

**COLD WATER TAP  
GREENHOUSE**

**GARDENS**

Gardens to front, down to an extensive shingle multi-vehicle off road parking space. Timber gate to side opens on to a concrete pathway leading to the long enclosed rear garden, which is laid to lawn with numerous shrubs, trees, etc. and a seasonal vegetable plot.



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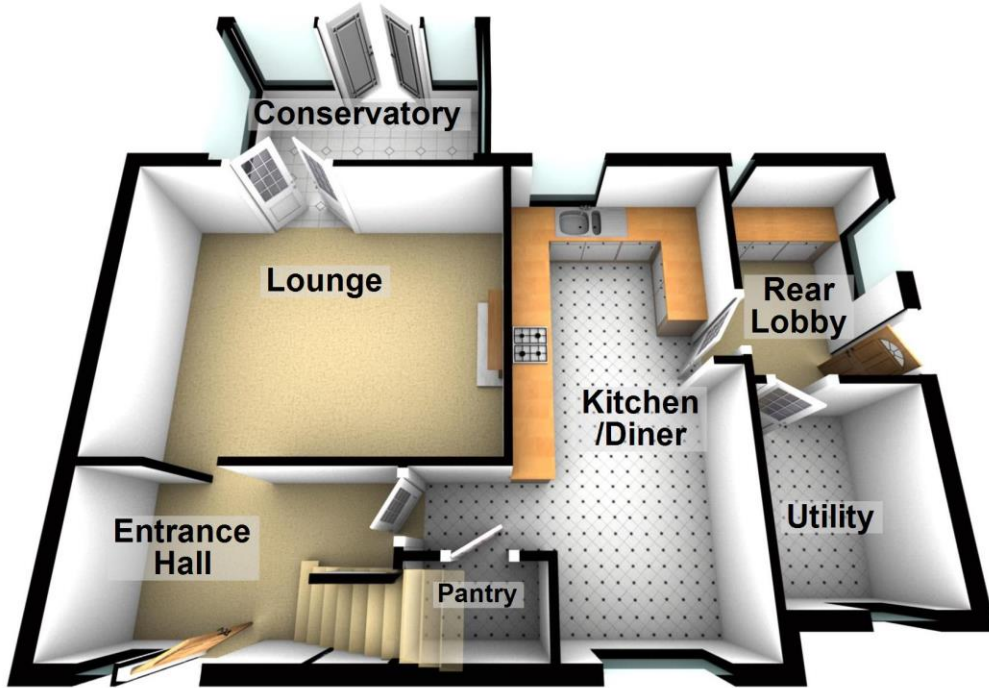


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Ground Floor



First Floor

