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MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



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

THE PROPERTY

BEAUTIFULLY PRESENTED, THREE BEDROOMED SEMI-DETACHED HOUSE, WITH STUNNING OPEN VIEWS TO REAR AND SITUATED IN A SMALL PRIVATE CUL-DE-SAC! * FITTED KITCHEN WITH BUILT-IN OVEN AND HOB ETC. * ENCLOSED LOW MAINTENANCE GARDENS TO REAR * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * USEFUL GROUND FLOOR CLOAKROOM/W.C. * VERY SOUGHT AFTER VILLAGE WITH ITS OWN SCHOOL, PUB ETC. * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * MUST BE VIEWED TO BE APPRECIATED! * VIEW QUICKLY TO AVOID DISAPPOINTMENT!

PRICE

O.I.E.O. £225,000

EPC BAND C

COUNCIL TAX

BAND A

FENLAND DISTRICT COUNCIL

REF. NO. M4869

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. M4869	16, 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 HALL	With laminate floor, stairway off.
LOUNGE	14’9”(max) x 11’2”(max) With laminate floor, double glazed French doors to rear garden.
KITCHEN/BREAKFAST ROOM	14’9”(max) x 8’3”(max) With breakfast bar, preparation surfaces with drawers and cupboards under, built-in electric oven, built-in electric hob, electric hob hood, range of wall cupboards, part tiled walls, display cupboard with glazed doors, inset single drainer sink unit with mixer tap and cupboards under, laminate floor.
GROUND FLOOR CLOAKROOM/W.C.	With low level w.c., hand washbasin with tiled splashback, laminate floor, extractor fan.
FIRST FLOOR	
LANDING	With built-in airing cupboard housing hot water cylinder with immersion heater, access to part boarded loft, with power and lighting.
BATHROOM/W.C./SHOWER ROOM	With integrated low level w.c., hand washbasin with mixer tap and cupboards under, panelled bath with mixer tap, tiled walls, extractor fan, Quadrant shower cubicle with thermostatic power shower, heated towel rail.
BEDROOM NO. 1/ DRESSING ROOM	15’8”(max) x 14’9”(max) ‘L’ shaped, with built-in double wardrobe/cupboards.
BEDROOM NO. 2	9’4”(max) x 7’3”(max)
BEDROOM NO. 3	9’4”(max) x 7’3”(max)
OUTSIDE	OUTSIDE LIGHT. OIL STORAGE TANK. COLD WATER TAP.
INTEGRAL GARAGE	With up and over door, power and lighting, cold water tap, personal door to the house.
GARDENS	Gardens to front, down to an extensive ornamental block paving off road parking area. Concrete pathway to side leads to a timber gate opening on to the enclosed low maintenance rear garden with stunning open views to rear, and which is down to an extensive block paved path area. N.B. The free standing dishwasher, automatic washing machine, fridge and freezer can all be the subject of a separate negotiation.

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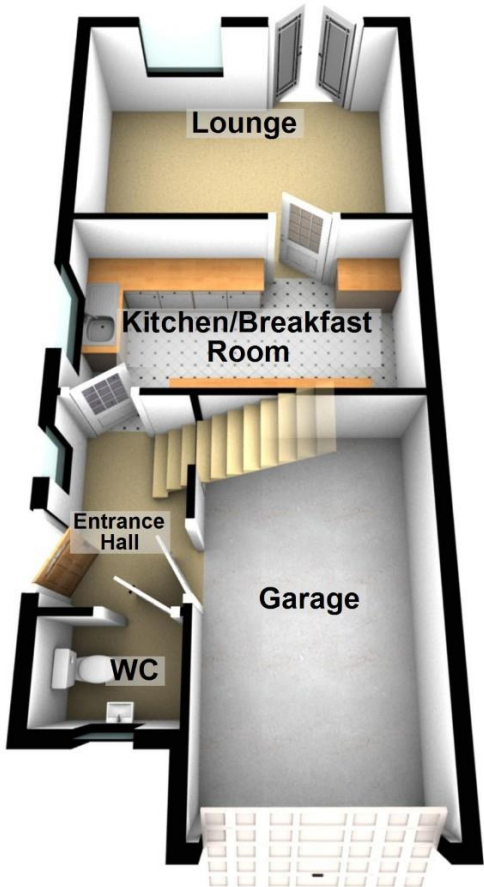


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Ground Floor



First Floor

