



6, Wheel Centre, Broad St.,  
March, Cambs. PE15 8TX  
**MARCH**

**01354 652785**

E-mail:  
[march@robert-hale-homes.co.uk](mailto:march@robert-hale-homes.co.uk)

Website:  
[www.robert-hale-homes.co.uk](http://www.robert-hale-homes.co.uk)

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**3, BUTTERCUP CLOSE,  
WILLOW GREEN, MARCH,  
PE15 9TU.**

#### THE PROPERTY

BEAUTIFULLY PRESENTED MODERN THREE BEDROOMED SEMI-DETACHED HOUSE SITUATED IN THIS HIGHLY POPULAR DEVELOPMENT WITH EASY ACCESS TO BOTH TOWN CENTRE AND THE MAIN ROAD NETWORK \* 20FT FITTED KITCHEN WITH BUILT-IN OVEN, HOB, DISHWASHER, FRIDGE AND FREEZER \* MASTER BEDROOM WITH EN-SUITE SHOWER/W.C. \* ATTRACTIVE ENCLOSED GARDENS TO REAR \* GARAGE PLUS OFF ROAD PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* EARLY VIEWING ABSOLUTELY ESSENTIAL.

#### PRICE

**£240,000**

**FREEHOLD**

**EPC BAND B**

#### COUNCIL TAX

**BAND C**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4616**

**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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**HOW TO GET THERE**

From the Fountain near our March office proceed along Broad Street. At the mini roundabout turn right into Burrowmoor Road, then first right into Gaul Road, fifth right into Bluebell Way, first left into Buttercup Close.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE CANOPY**

**ENTRANCE HALL**

With laminate floor, stairway off, central heating programmer.

**LOUNGE**

14'9"(max) x 11'9"(max) 'L' Shaped.

**KITCHEN/DINER**

20'1"(max) x 18'5"(max) 'L' shaped with tiled floor, double glazed patio doors to rear garden, peninsular preparation surfaces/breakfast bar with drawers and cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboard under, built-in dishwasher, space/plumbing for automatic washing machine, built-in electric oven, built-in gas hob, electric hob hood, range of wall cupboards, built-in fridge, built-in freezer, walk-in understairs cupboard, wall cupboard housing Logic gas fired wall mounted combi boiler.

**GROUND FLOOR CLOAKROOM/W.C.** With low level w.c., pedestal washbasin with tiled splash back, laminate floor, extractor fan.

**FIRST FLOOR**

**LANDING**

With access to loft, built-in store cupboard.

**FAMILY BATHROOM/W.C.**

With low level w.c., pedestal washbasin with mixer tap, part tiled walls, panelled bath with mixer tap and shower attachment, shaver point, extractor fan.

**BEDROOM NO. 1**

12'6"(max) x 10'9"(max) With built-in wardrobe/cupboard.

**EN-SUITE SHOWER ROOM/W.C.** With tiled and screened double shower cubicle with Aqualisa shower, low level w.c., pedestal washbasin with mixer tap and tiled splashback, shaver point, extractor fan.

**BEDROOM NO. 2**

14'3"(max) x 10'1"(max)

**BEDROOM NO. 3**

10'1"(max) x 8'(max)

**OUTSIDE**

EXTERNAL POWER POINT. OUTSIDE LIGHT.

**DETACHED BRICK GARAGE** With up and over door, personal door, power and lighting, security light.

**GARDENS**

Small gardens to front with shrubs, plants etc.  
Driveway/off road parking to side.  
Enclosed gardens to rear, laid to lawn with paved patio, shrubs, shingle area etc.

N.B. Please note the property has numerous T.V. points

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