

**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**



**39 ELM ROAD  
MARCH  
PE15 8QS**

**THE PROPERTY**

INVESTMENT PROPERTY!! MODERN, WELL PRESENTED, END TERRACED HOUSE ON THIS HIGHLY SOUGHT AFTER DEVELOPMENT CLOSE TO THE TRAIN STATION, WITH EASY ACCESS TO THE TOWN \* FITTED KITCHEN WITH BUILT IN OVEN AND HOB \* ENCLOSED GARDENS TO REAR \* ALLOCATED PARKING SPACE \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* THE PROPERTY IS BEING SOLD WITH THE TENANT IN SITU \* VIEW QUICKLY!

<b>PRICE</b>	<b>£180,000</b>	<b>FREEHOLD</b>	<b>EPC BAND C</b>
<b>COUNCIL TAX</b>	<b>BAND A</b>	<b>FENLAND DISTRICT COUNCIL</b>	<b>REF. NO. M4919</b>

**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. M4919**

**39 ELM ROAD, MARCH**

**HOW TO GET THERE**

From the Fountain near our March office proceed along Station Road, crossing over the railway crossing and into Elm Road. Proceed along the road and very shortly the property is situated on the right hand side.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE CANOPY**

with light.

**SMALL ENTRANCE HALL**

with laminate floor, stairway off.

**LOUNGE/DINER**

13' 7" (max) x 10' 4" (max).

**KITCHEN**

13' 10" (max) x 7' 6" (max) with preparation surfaces with drawers and cupboards under, space/plumbing for washing machine, inset stainless steel 1½ bowl sink unit with mixer tap and cupboards under, electric cooker point with space for cooker, built in electric hob hood, range of wall units, part tiled walls, space for fridge/freezer, breakfast bar, built in understairs storage cupboard.

**FIRST FLOOR**

**LANDING**

with access to loft, built in airing cupboard housing Vokera gas combi boiler.

**BATHROOM/SHOWER ROOM/W.C.**

with shower bath with mixer taps and thermostatic shower and screen, pedestal washbasin, low level w.c., part tiled walls.

**BEDROOM NO. 1**

11' 2" (max) x 9' 9" (max) with built in wardrobe/cupboard.

**BEDROOM NO. 2**

11' 4" (max) x 7' 5" (max).

**OUTSIDE**

**TIMBER STORAGE SHED  
OUTSIDE LIGHTS**

**COLD WATER TAP  
EXTERNAL POWER POINTS**

**GARDENS**

to front, laid to lawn with paved pathways to front entrance door and leading along the side of the property to a timber gate which opens on to the enclosed rear garden, laid to lawn with a decked patio area. Paved pathway leads to the rear access gate and allocated off road parking space.



REF. NO. M4919

39 ELM ROAD, MARCH



REF. NO. M4919

39 ELM ROAD, MARCH

