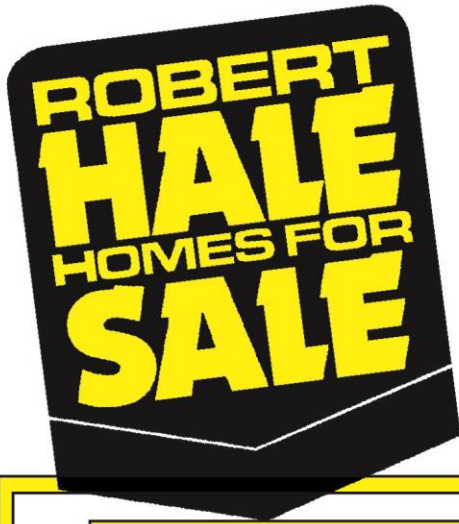




Robert Hale Estates

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

Telephone:
01354 652785

E-mail:
wisbech@roberthalehomes.co.uk

Website:
www.roberthalehomes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**12, BUTT AVENUE,
MARCH,
PE15 9SD.**

THE PROPERTY

EXTENDED! EXTENDED! VERY DECEPTIVE, SPACIOUS, CONSIDERABLY EXTENDED, WELL PRESENTED, THREE BEDROOMED SEMI-DETACHED FAMILY HOUSE IN A SOUGHT AFTER RESIDENTIAL CUL-DE-SAC CLOSE TO SCHOOLS AND WITH EASY ACCESS TO THE MAIN ROAD NETWORK * 23FT LOUNGE/DINER * 21FT FITTED KITCHEN/BREAKFAST ROOM * CONSERVATORY/STUDY * ENCLOSED GARDENS TO REAR WITH USEFUL WORKSHOP! * MULTI-VEHICLE OFF ROAD PARKING! * GAS CENTRAL HEATING * DOUBLE GLAZING * A LOVELY FAMILY HOME! VIEW QUICKLY! NO UPWARD CHAIN!

PRICE	£280,000	FREEHOLD	EPC BAND C
COUNCIL TAX	BAND B	FENLAND DISTRICT COUNCIL	REF. NO. M4942

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. M4942

12, BUTT AVENUE, MARCH

HOW TO GET THERE

From our March office proceed along Broad Street and into High Street. Continue and at the mini-roundabout turn right into Burrowmoor Road. Continue on this road and take the seventh turning on the left into Birchwood Avenue and then left into Butt Avenue.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE PORCH/LOBBY

With Lantern.

ENTRANCE HALL

With stairway off, laminate floor, understairs cupboard.

LOUNGE/DINER

23'6"(max) x 11'3"(max) With laminate floor, feature fire surround (with gas point), glazed double doors to:

CONSERVATORY/STUDY

9'4"(max) x 8'(max) With double glazed patio doors to rear garden.

FITTED KITCHEN/BREAKFAST ROOM

21'3"(max) x 8'10"(max) With built-in dishwasher, space/plumbing for automatic washing machine, space/vent for tumble drier, built-in electric oven, built-in gas hob, electric hob hood, fitted larder cupboard, range of wall cupboards, part tiled walls, preparation surfaces with drawers and cupboards under, inset stainless steel sink unit with mixer tap and cupboard under. Glow Worm gas fired wall mounted central heating boiler.

FIRST FLOOR

LANDING

With access to boarded loft with light point, built-in airing cupboard housing hot water cylinder with immersion heater.

BATHROOM/W.C.

With laminate floor, integrated low level w.c., shower/bath with mixer tap and thermostatic shower overhead, integrated hand washbasin with mixer tap and cupboards under, store cupboards, part tiled walls, heated towel rail.

BEDROOM NO. 1

11'8"(max) x 10'10"(max) Built-in double wardrobe/cupboard/chest of drawers.

BEDROOM NO. 2

10'11"(max) x 9'4"(max)

BEDROOM NO. 3

7'5"(max) x 8'3"(max)

OUTSIDE

EXTERNAL POWER POINT.

OUTSIDE LANTERN.

COLD WATER TAP.

TIMBER WORKSHOP

9'(max) x 7'(max) With power and lighting.

GARDENS

Gardens to front down to a shingle multi-vehicle off road parking space which also extends along the side of the house. Block paved pathway to the front entrance door. Timber gate to side opens on to the enclosed rear garden which is laid to lawn with paved patios, and paved pathway.



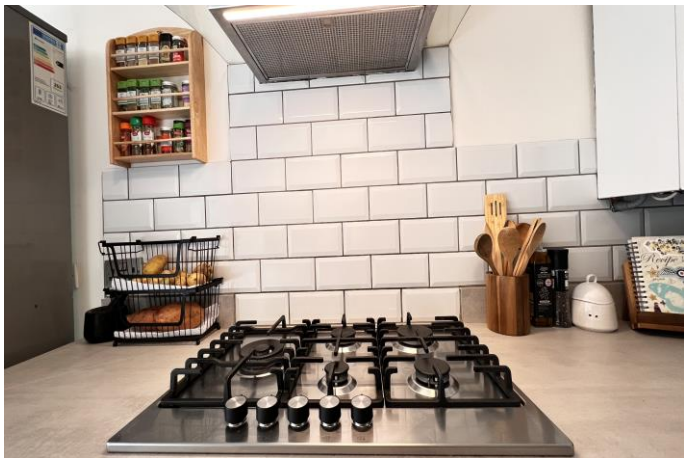
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