

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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march@robert-hale-homes.co.uk

Website:  
www.robert-hale-homes.co.uk

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**CHAPEL PLACE  
HIGH ROAD  
GUYHIRN  
PE13 4ED**

**THE PROPERTY**

IDEAL FIRST FAMILY HOME! \* THREE DOUBLE BEDROOMED  
DETACHED HOUSE SITUATED IN A VILLAGE LOCATION WITHIN  
WALKING DISTANCE OF THE LOCAL PRIMARY SCHOOL AND WITH  
EASY ACCESS TO THE MAIN ROAD NETWORKS TO WISBECH, MARCH &  
PETERBOROUGH \* 15FT LOUNGE/DINER \* CONSERVATORY \* LPG GAS  
FIRED CENTRAL HEATING \* ENCLOSED GARDENS TO REAR \* MULTI-  
VEHICLE OFF ROAD PARKING \* NO UPWARD CHAIN! \* VIEW QUICKLY!

<b>PRICE</b>	<b>£180,000</b>	<b>FREEHOLD</b>	<b>EPC BAND F</b>
<b>COUNCIL TAX</b>	<b>BAND B</b>	<b>FENLAND DISTRICT COUNCIL</b>	<b>REF. NO. M4923</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.



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**CHAPEL PLACE, HIGH ROAD GUYHIRN**

**THE ACCOMMODATION** (Dimensions given are approximate only).

**ENTRANCE HALL** With stairway off, built in cloaks/store cupboard.

**LOUNGE/DINER** 15' 10" (max) x 11' 2" (max) With laminate floor, feature brick open fireplace.

**FITTED KITCHEN** 11' (max) x 9' 9" (max) With preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, space/plumb for washing machine, built in electric oven, built in gas hob, electric hob hood, range of wall cupboards, wall mounted Ideal LPG fired combi boiler., space for fridge freezer.

**CONSERVATORY** 10 (max) x 9' 11" (max) With tiled floor, door to rear garden.

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

With panelled bath, pedestal wash basin, low level W.C., tiled & screened shower cubicle with Mira electric shower.

**FIRST FLOOR**

**LANDING** With access to loft.

**BEDROOM NO. 1** 13' 3" (max) x 11' 2" (max) With laminate floor, built in double wardrobe/cupboards, built in dressing unit

**BEDROOM NO. 2** 11' 11" (max) x 11' 7" (max) 'L' shaped.

**BEDROOM NO. 3** 10' 3" (max) x 9' 10" (max).

**OUTSIDE** **COLD WATER TAP**

**GARDENS** To front down to a concrete and gravel off road parking area, with a paved pathway to the front entrance door. Timber gate to each side of the property opens onto the enclosed rear garden which is part laid to lawn with a paved patio area.



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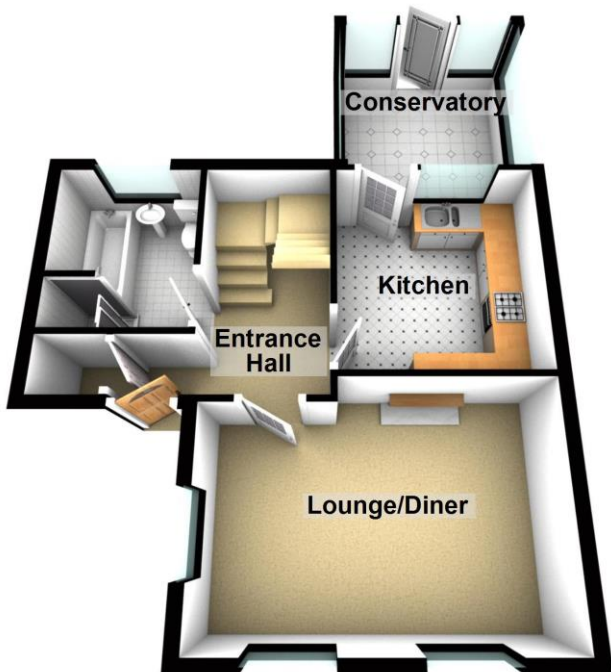


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Ground Floor



First Floor

