



Blue Ridge Gardens, March, PE15 8RF



Blue Ridge Gardens

March,
PE15 8RF

- Semi-Detached House
- Three Bedrooms
- Lounge & Kitchen/Dining Room
- Driveway & Enclosed Rear Garden
- Convenient Quiet Cul de Sac Location
- Private Gated Access to River Nene for Beautiful Walks
- Ideal First Time Buy
- Freehold / Council Tax Band B / EPC Rating C

This modern 3 bedroom semi-detached home is offered in lovely condition situated in a quiet cul-de-sac location, conveniently located within walking distance to both the town centre and train station, this home simply must be viewed! Trainline offers direct routes to Peterborough (with connections to London), Ely, Cambridge and Birmingham. This neutral, low maintenance property is perfect for a first time buyer or growing family. Comprising of lounge, kitchen/diner, ground floor cloakroom, 3 bedrooms and bathroom. The cul-de-sac also benefits from private gated access straight on to the River Nene for beautiful walks. Viewing is highly recommended.

3 1 1



Guide Price £235,000



LOCATION

The newly regenerated town centre of March offers a variety of amenities including weekly fresh food and flower markets, beauty salons, cafes and convenience stores. Set on the banks of the Nene this historic market town also boasts a beautiful park, multiple pubs, a leisure center and library. March also benefits from a train station offering direct routes to Peterborough (with connections to London), Ely, Cambridge and Birmingham

ENTRANCE HALL

With door to front aspect, stairs to first floor. Broadband point.

LOUNGE

Two windows to front. Radiator. TV point. Telephone point.

KITCHEN/ DINING ROOM

Fitted kitchen. Window to rear. French doors to garden. Single drainer sink with mixer taps. Wall and base units. Tiled splashbacks to work surfaces. Electric oven, gas hob and cooker hood above. Plumbing for washing machine and tumble dryer. Gas central heating boiler (wall mounted). Radiator. Wall units with matching work surfaces and storage under.

GROUND FLOOR CLOAKROOM

Low level wc. Wash hand basin. Part tiled walls. Radiator.

FIRST FLOOR LANDING

Built-in storage cupboard, access to loft.

BEDROOM ONE

Two windows to front. Radiator. TV point.

BEDROOM TWO

Window to rear. Radiator.

BEDROOM THREE

Window to rear. Radiator

BATHROOM

Window to side. Heated towel rail. Panelled bath with shower over. Pedestal wash hand basin. Low level wc. Part tiled walls.

OUTSIDE

The front is block paved driveway for off road parking. Electric socket. Rear gardens are enclosed and laid to grass with decking area. Outside tap and side access. Lighting at front and rear of the property.

AGENT NOTES

Please note, the vendor of this property is an employee of Cheffins

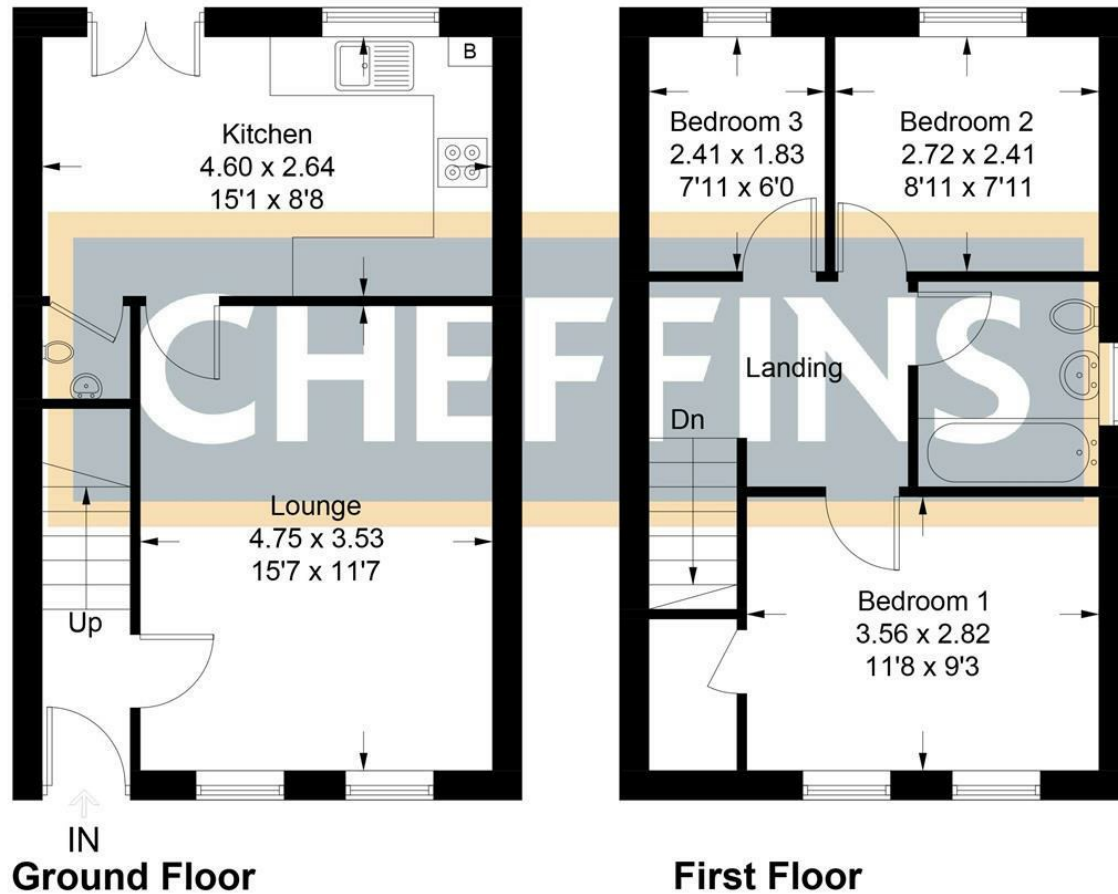
VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Approximate Gross Internal Area
 Ground Floor = 34.8 sq m / 374 sq ft
 First Floor = 34.5 sq m / 371 sq ft
 Total = 69.3 sq m / 745 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	78
England & Wales	EU Directive 2002/91/EC

Guide Price £235,000

Tenure - Freehold

Council Tax Band - B

Local Authority - Fenland Council

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1080546)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.