

**ROBERT  
HALE  
HOMES FOR  
SALE**

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

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**3 STACEYS WAY  
MARCH  
PE15 8DT**

**THE PROPERTY**

WELL PRESENTED SPACIOUS, MODERN FOUR BEDROOMED DETACHED HOUSE SITUATED IN A QUIET ROAD WITH EASY ACCESS TO THE TOWN CENTRE AND RAILWAY STATION \* 17FT FITTED KITCHEN/DINER PLUS SEPARATE DINING ROOM! \* 17FT LOUNGE \* STUDY \* GROUND FLOOR CLOAKROOM/W.C. \* SMALL ENCLOSED GARDENS TO REAR \* GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* VIEWING HIGHLY RECOMMENDED!

<b>PRICE</b>	<i>Reduced to</i> <b>£324,995</b> <del>£330,000</del>	<b>FREEHOLD</b>	<b>EPC BAND TBA</b>
<b>COUNCIL TAX</b>	<b>BAND E</b>	<b>FENLAND DISTRICT COUNCIL</b>	<b>REF. NO. M4913</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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**3 STACEYS WAY MARCH**

<b>HOW TO GET THERE</b>	From the Fountain near our March office proceed along Dartford Road. After about 0.4 miles turn left into a small private road which is Staceys Way. The property is on the Right hand side.
<b>THE ACCOMMODATION</b>	(Dimensions given are approximate only).
<b>ENTRANCE CANOPY</b>	With light.
<b>SPACIOUS ENTRANCE HALL</b>	With LVT flooring, stairway off.
<b>LOUNGE</b>	17' 2" (max) x 15' 10" (max) With feature fireplace enclosing a living flame electric fire, double glazed French doors to rear garden.
<b>DINING ROOM</b>	12' 11" (max) x 8' 10" (max).
<b>FITTED KITCHEN/DINER</b>	17' 7" (max) x 15' 8" (max) With preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with cupboards under, electric cooker, electric cooker hood, range of wall units, glazed display cupboard, space for fridge freezer, part tiled walls.
<b>GROUND FLOOR CLOAKROOM/W.C.</b>	With low level W.C., hand wash basin with tiled splash back, extractor fan.
<b>STUDY</b>	10' 7" (max) x 13' (max) with built in airing cupboard housing hot water cylinder with immersion heater.
<b>GROUND FLOOR BEDROOM NO 4</b>	12' 7" (max) x 8' 6" (max).
<b>FIRST FLOOR</b>	
<b>SPACIOUS LANDING</b>	
<b>FAMILY BATHROOM/W.C.</b>	With panelled bath with mixer tap, pedestal wash basin with mixer tap, low level W.C, heated towel rail, extractor fan, part tiled walls.
<b>BEDROOM NO. 1</b>	16' 11" (max) x 15' 4" (max) With Dorma window, Velux window, sloping ceiling.
<b>BEDROOM NO. 2</b>	17' 3" (max) x 10' 3" (max) With Dorma window, sloping ceiling.
<b>BEDROOM NO. 3</b>	17' 7" (max) x 10' 1" (max) with Dorma window.
<b>OUTSIDE</b>	<b>SECURITY LIGHTS : EXTERNAL POWER POINTS : COLD WATER TAP</b>
<b>GARAGE</b>	19' 1" (max) x 12' 9" (max) With up and over door, power and lighting, access to loft, Buderus wall mounted gas fired central heating boiler, worktop with space/plumbing for washing and tumble drier under, personal door.
<b>SMALL GARDENS</b>	Small enclosed garden to front down to granite chippings and shingle with paved pathways to the front entrance door. Timber five bar gate opens onto the gravelled driveway/multi-vehicle off road parking area. Timber gate to the other side opens onto the small enclosed rear garden which part laid to lawn with paved patios.

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