



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

**01354 652785**

E-mail:  
[march@robert-hale-homes.co.uk](mailto:march@robert-hale-homes.co.uk)

Website:  
[www.robert-hale-homes.co.uk](http://www.robert-hale-homes.co.uk)

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**12, HENSON ROAD,  
MARCH,  
PE15 8BA.**

#### **THE PROPERTY**

DECEPTIVELY SPACIOUS, THREE BEDROOMED 1930's DETACHED HOUSE OF GREAT CHARACTER AND SITUATED ON A GENEROUS PLOT ON A HIGHLY SOUGHT AFTER RESIDENTIAL AREA \* 25FT LOUNGE/DINER \* 20FT KITCHEN/BREAKFAST ROOM \* 18FT UTILITY AREA \* OFF ROAD PARKING \* LONG GARDEN TO REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* GREAT POTENTIAL \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

#### **PRICE**

**O.I.E.O. £220,000**

**FREEHOLD**

**EPC BAND TBA**

#### **COUNCIL TAX**

**BAND B**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4939**

**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.



|                                     |                                                                                                                                                                                                                                                                         |                 |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>REF. NO. M4939</b>               | <b>12, HENSON ROAD, MARCH</b>                                                                                                                                                                                                                                           |                 |
| <b>HOW TO GET THERE</b>             | From our March office proceed along Dartford Road and take the fourth turning right into Westwood Avenue. Take the first left into St. Marys Drive and the bottom of this Drive Henson Road will face you. Turn left and the property is on the right hand side.        |                 |
| <b>THE ACCOMMODATION</b>            | (Dimensions given are approximate only).                                                                                                                                                                                                                                |                 |
| <b>ENTRANCE PORCH</b>               |                                                                                                                                                                                                                                                                         |                 |
| <b>ENTRANCE HALL</b>                | With stairway off, built-in cloaks cupboard.                                                                                                                                                                                                                            |                 |
| <b>LOUNGE/DINER</b>                 | 25'(max) x 10'(max) With feature archway, fitted fire surround enclosing a fitted gas fire, bay window.                                                                                                                                                                 |                 |
| <b>KITCHEN/BREAKFAST ROOM</b>       | 20'(max) x 7'8"(max) With stainless steel double drainer sink unit with cupboards under, part tiled walls, range of wall cupboards, preparation surfaces with drawers and cupboards under, walk-in larder, Ideal Classic gas fired wall mounted central heating boiler. |                 |
| <b>GROUND FLOOR CLOAKROOM/W.C.</b>  | With low level w.c., hand washbasin with tiled splashback.                                                                                                                                                                                                              |                 |
| <b>UTILITY/ENCLOSED COVERED WAY</b> | 18'(max) x 6'9"(max) With plumbing for automatic washing machine, work top with drawers and cupboards under.                                                                                                                                                            |                 |
| <b>FIRST FLOOR</b>                  |                                                                                                                                                                                                                                                                         |                 |
| <b>LANDING</b>                      |                                                                                                                                                                                                                                                                         |                 |
| <b>SHOWER ROOM/W.C.</b>             | With low level w.c., pedestal washbasin, tiled and screened shower cubicle with thermostatic shower, built-in airing cupboard housing hot water cylinder with immersion heater.                                                                                         |                 |
| <b>BEDROOM NO. 1</b>                | 12'1"(max) x 10'(max)                                                                                                                                                                                                                                                   |                 |
| <b>BEDROOM NO. 2</b>                | 10'(max) x 9'(max)                                                                                                                                                                                                                                                      |                 |
| <b>BEDROOM NO. 3</b>                | 7'2"(max) x 7'(max)                                                                                                                                                                                                                                                     |                 |
| <b>OUTSIDE</b>                      | TIMBER WORKSHOP/STORE SHED.                                                                                                                                                                                                                                             | COLD WATER TAP. |
| <b>GARDENS</b>                      | Gardens to front, down to shingle, with a concrete strip driveway/off road parking area. Generous enclosed gardens to rear, laid to lawn, with borders, shrubs, paved patio and paved pathway.                                                                          |                 |



REF. NO. M4939

12, HENSON ROAD, MARCH





REF. NO. M4939

12, HENSON ROAD, MARCH

