



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



**9, GROUNDS AVENUE,
MARCH,
PE15 9BG.**

THE PROPERTY

A CLEAN AND TIDY DECEPTIVELY SPACIOUS EXTENDED TWO BEDROOMED END TERRACED BUNGALOW IN THIS SOUGHT AFTER RESIDENTIAL AREA OF BUNGALOWS * FITTED KITCHEN WITH BUILT-IN OVEN AND HOB ETC. * USEFUL UTILITY * GENEROUS ENCLOSED GARDENS TO REAR * MULTI-VEHICLE OFF ROAD PARKING TO FRONT * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * IDEAL FIRST TIME BUY, OR INVESTMENT AS A BUY-TO-LET, OR RETIREMENT!

PRICE	<i>Reduced to</i>	£200,000	£175,000	EPC BAND D
		£220,000	FREEHOLD	
COUNCIL TAX	BAND A	FENLAND DISTRICT COUNCIL		REF. NO. M4908

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. M4908	9, GROUNDS AVENUE, MARCH
HOW TO GET THERE	From our March office proceed along Broad Street. After crossing the town bridge turn immediately left into Elwyn Road. Continue and take the third turning into Badgeney Road. Proceed and take the fourth turning into East Drive. At the end turn left into Grounds Avenue and the property is situated on the left hand side in a “circle of bungalows”.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE HALL	With access to loft.
LOUNGE	13’8”(max) x 12’9”(max) With feature fire surround enclosing a fitted “Living flame” gas fire (test advised).
FITTED KITCHEN	11’2”(max) x 10’(max) With tiled floor, part tiled walls, preparation surfaces with drawers and cupboards under, inset single drainer 1½ bowl sink unit with mixer tap and cupboards under, range of wall cupboards, built-in gas hob, built-in electric oven, electric hob hood, built-in airing cupboard housing Viessman gas fired wall mounted combi boiler, feature archway to:
UTILITY	11’6”(max) x 8’(max) With tiled floor, work tops with cupboards under, space/plumbing for domestic appliances.
UPVC SIDE ENTRANCE LOBBY	
SHOWER ROOM/W.C.	With low level w.c., AKW power shower, hand washbasin with cupboards under, extractor fan.
BEDROOM NO. 1	11’2”(max) x 9’8”(max)
BEDROOM NO. 2	11’2”(max) x 9’10”(max)
LOFT ROOM	Access to loft room via a foldaway ladder, with roof windows, power and lighting.
OUTSIDE	SUMMER HOUSE/GAZEBO TIMBER STORE SHED
GARDENS	Gardens to front, down to a “strip paved” and shingle multi-vehicle off road parking space. Paved pathway to side leads through wrought iron gates to the generous enclosed rear garden which is laid to lawn, with paved patio, and an extensive shingle area.

N.B. The large parcel of garden laid to the side, is within the ownership of the property.



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