

**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



**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	£220,000	FREEHOLD	EPC BAND D
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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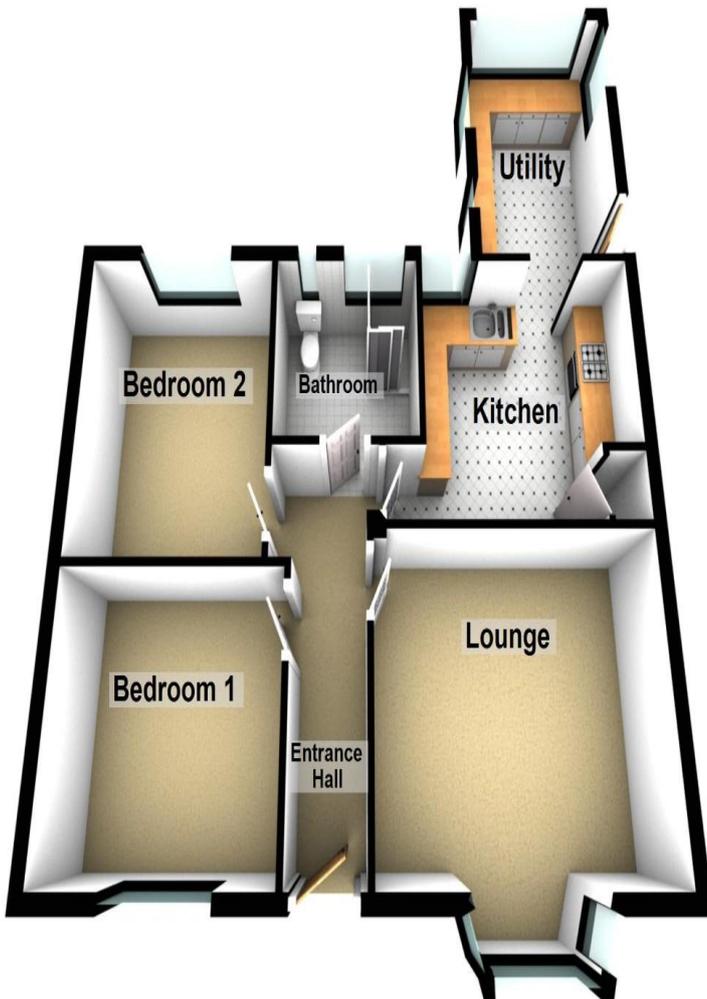


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Grounds Ave



Loft Room

