



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**



**74 ELM ROAD  
MARCH  
PE15 8PG**

**THE PROPERTY**

A DECEPTIVELY SPACIOUS AND EXTENDED, THREE DOUBLE BEDROOMED DETACHED BUNGALOW IN AN EXCELLENT LOCATION, CLOSE TO THE TRAIN STATION AND TOWN CENTRE

\* LOVELY 24FT OPEN PLAN LOUNGE/KITCHEN/DINER \* UTILITY \* TWO BATH/SHOWER ROOMS/W.C (ONE EN-SUITE) \* GENEROUS ENCLOSED GARDENS TO REAR \* OFF ROAD PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* NO UPWARD CHAIN \* VIEW QUICKLY!

~~£254,950~~ ~~£245,000~~ ~~£240,000~~ ~~£235,000~~ ~~£230,000~~ ~~£225,000~~  
£220,000 FREEHOLD EPC BAND B

**PRICE Reduced to**

**COUNCIL TAX**

**BAND B**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4898**

**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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**74 ELM ROAD, MARCH**

**HOW TO GET THERE**

From the Fountain near our March office proceed along Station Road over the railway crossing and into Elm Road. Continue straight over the mini-roundabout and the property is situated on the left hand side in due course.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE CANOPY**

**ENTRANCE HALL** with access to loft.

**OPEN PLAN LOUNGE/DINER/FITTED KITCHEN** 24' 10" (max) x 21' 11" (max) "L" shaped with preparation surfaces with drawers and cupboards under, range of wall units, inset single drainer sink unit with mixer taps and drawers and cupboards under, space for a cooker, bi-fold doors to rear garden, roof light.

**UTILITY**

7' 6" (max) x 5' 10" (max) with gas fired wall mounted Glow Worm central heating boiler, space/plumbing for washing machine.

**BATHROOM/W.C./SHOWER ROOM** with panelled bath with screen and mixer tap and shower attachment over, pedestal washbasin with mixer tap and mirror over, low level w.c., part tiled walls, heated towel rail, tiled floor, extractor fan.

**BEDROOM NO. 1**

12' 1" (max) x 10' 10" (max).

**EN-SUITE SHOWER ROOM/W.C.** with hand washbasin with mixer tap and mirror over, low level w.c., walk-in shower cubicle with thermostatic shower, part tiled walls, tiled floor, extractor fan.

**BEDROOM NO. 2**

11' 11" (max) x 9' 11" (max) with original feature fireplace.

**BEDROOM NO. 3**

11' 11" (max) x 10' 10" (max) with original feature fireplace.

**OUTSIDE**

**OUTSIDE LIGHTS**

**GARDENS**

to front down to granite chippings with off road parking area, gate to side of the property leads to the generous enclosed rear garden which is down to grass.

N.B. The property has the benefit of Solar Panels



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