



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



**23 FAIRFAX WAY
MARCH
PE15 B9HP**

THE PROPERTY

MODERN FOUR DOUBLE BEDROOMED DETACHED FAMILY HOUSE IN AN EXCLUSIVE CUL-DE-SAC IN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL AREA * 24FT FITTED KITCHEN WITH BUILT IN OVEN, HOB AND WASHING MACHINE * LOW MAINTENANCE GARDENS - NOT OVERLOOKED TO REAR! * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY!!

PRICE

Reduced to

£350,000

~~£355,000~~

FREEHOLD

EPC BAND D

COUNCIL TAX

BAND D

FENLAND DISTRICT COUNCIL

REF. NO. M4914

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. M4914	23 FAIRFAX WAY MARCH
HOW TO GET THERE	From the Fountain near our March office proceed along Broad Street, over the town bridge and follow the road to the traffic lights and turn left in St Peters Road. Follow the road to the mini roundabout and turn right into Cavalry Drive, then turn third left into Fairfax Way.
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE LOBBY	
ENTRANCE HALL	With stairway off, understairs cupboard.
LOUNGE/DINER	17' 4" (max) x 11' 8" (max) With feature fire surround with crushed marble hearth, glazed double doors to:-
FITTED KITCHEN/DINER	24' 1" (max) x 11' (max) With double glazed French doors to rear garden, built in washing machine, built in electric double oven, built in gas hob, electric hob hood, inset single drainer 1½ bowl sink unit with mixer tap & cupboards under, range of wall cupboards, preparation surfaces with drawers & cupboards under, peninsular breakfast bar with cupboards under.
GROUND FLOOR CLOAKROOM/W.C.	With low level w.c., hand wash basin, part tiled walls.
FIRST FLOOR	
LANDING	With access to part boarded loft.
BATHROOM/W.C./SHOWER ROOM	With quadrant shower cubicle with thermostatic shower, pedestal wash basin, panelled bath, part tiled walls, heated towel rail, shaver point.
BEDROOM NO. 1	11' 9" (max) x 10' 2" (max) With fitted wardrobe cupboards with mirror doors.
BEDROOM NO. 2	12' (max) x 8' 10" (max).
BEDROOM NO. 3	10' 5" (max) x 10' 5" (max). With laminate floor.
BEDROOM NO.4	10' 6" (max) x 9' 1" (max).
OUTSIDE	COLD WATER TAP : EXTERNAL POWER POINT : SECURITY LIGHTS
GARAGE	18' 2" (max) x 9' 4" (max) With up & over door, power & lighting, personal door, Viessmann gas fired wall mounted combi-boiler.
LOW MAINTENANCE GARDENS	To front, down to a concrete driveway/multi-vehicle off road parking space with shrubs and trees. Timber gate to side opens onto a pathway leading to the enclosed low maintenance rear garden which is down to an extensive paved patio area.



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