ROBERT HALE HOMES FOR SALE

6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX
MARCH
01354 652785
E-mail:
march@robert-hale-homes.co.uk
Website:
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7 DAYS
WISBECH 465222
MARCH 652785
NAEA NETWORK
OVER 1000 OFFICES

1B, GAUL ROAD,
MARCH,
PE15 9RF.

THE PROPERTY	SPACIOUS, EXTENDED, THREE BEDROOMED SEMI-DETACHED HOUSE FOR IMPROVEMENT AND REFURBISHMENT, AND SITUATED CLOSE TO THE TOWN CENTRE * 38FT LOUNGE! * 15FT KITCHEN * 23FT UTILITY/LOBBY * LEAN TO CONSERVATORY * ATTRACTIVE ENCLOSED GARDENS TO REAR * 17FT WORKSHOP! * GAS FIRED CENTRAL HEATING * MOSTLY DOUBLE GLAZED * HUGE POTENTIAL SO VIEW QUICKLY!		
PRICE	**£199,950**	FREEHOLD	EPC BAND D
COUNCIL TAX	BAND C	FENLAND DISTRICT COUNCIL	REF. NO. M4930

SELLING? FREE, FREE, VALUATIONS!

O-E-A Ombudsman Scheme

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.

O-E-A Ombudsman Scheme

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HOW TO GET THERE From the Fountain near our March office proceed along Broad Street and into High Street. At the mini-roundabout turn right into Burrowmoor Road and take the second turning right into Gaul Road. The property is situated on the right hand side.

THE ACCOMMODATION (Dimensions given are approximate only).

ENTRANCE CANOPY

ENTRANCE HALL With stairway off, understairs cupboard.

LOUNGE/DINER 38'9"(max) x 11'(max) With reconstituted stone fire with gas point, bay window, double glazed patio doors to Conservatory, tiled fireplace.

KITCHEN 15'(max) x 7'10"(max) With breakfast bar, range of wall cupboards, preparation surfaces with drawers and cupboards under, inset 1½ bowl single drainer sink unit with mixer tap and cupboards under, built-in gas hob, built-in electric oven, electric hob hood.

GROUND FLOOR CLOAKROOM/W.C. With hand washbasin and Low level w.c.,

LEAN-TO LOBBY/UTILITY 23'(max) x 6'5"(max) With worktop with space/plumbing under for automatic washing machine.

LEAN-TO CONSERVATORY 14'2"(max) x 8'4"(max)

FIRST FLOOR

LANDING With access via foldaway ladder to boarded loft with light point, built-in airing cupboard housing Glow Worm gas fired wall mounted Combi boiler.

BATHROOM/SHOWER ROOM/W.C. With low level w.c., pedestal washbasin, panelled bath, shower cubicle with Triton electric shower.

BEDROOM NO. 1 12'1"(max) x 11'(max)(into wardrobe) With full width range of fitted wardrobe/cupboards.

BEDROOM NO. 2 11'10"(max) x 9'8"(max) With full width range of fitted wardrobe/cupboards, built-in store cupboard.

BEDROOM NO. 3 8'8"(max) x 8'2"(max) 'L' shaped with fitted shelving.

OUTSIDE

BRICK WORKSHOP 17'7"(max) x 11'7"(max) With power and lighting.

GARDENS Gardens to front, with raised bed, shingle area, shrubs, conifers etc. Long driveway/multi-vehicle off road parking space.
Enclosed gardens to rear, laid to lawn with paved patio areas..

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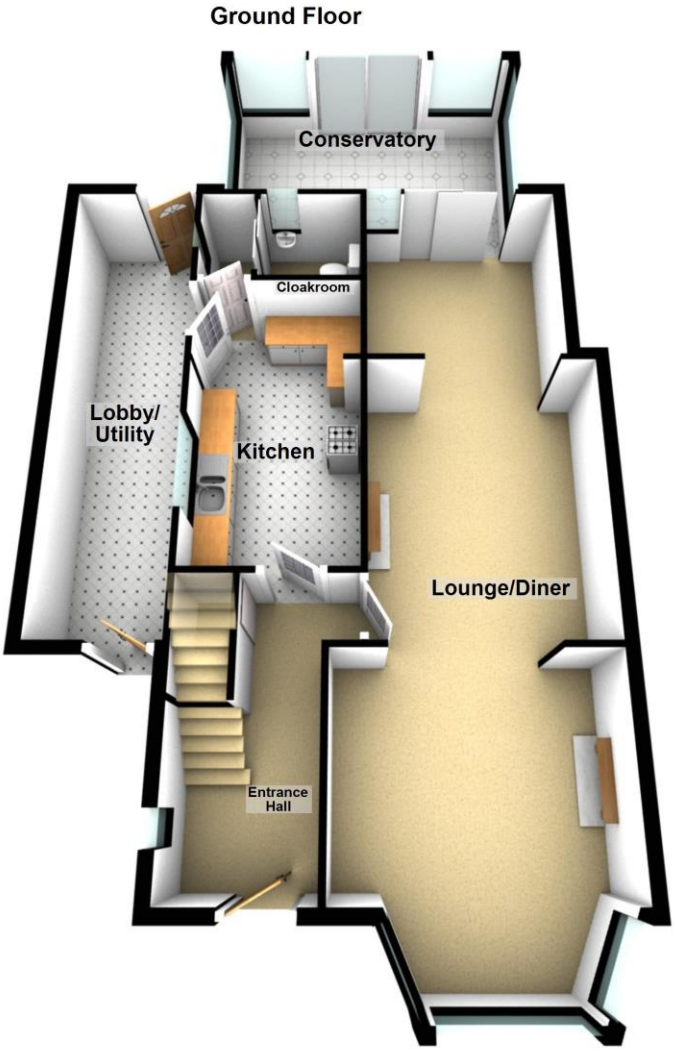
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