



Robert Hale Estates

6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX

Telephone:
01354 652785

E-mail:
wisbech@roberthalehomes.co.uk

Website:
www.roberthalehomes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**15, ALPHA STREET,
MARCH,
PE15 8LT**

THE PROPERTY

A SUPERB, IMPOSING, HUGELY EXTENDED, EXTREMELY DECEPTIVE, BEAUTIFULLY PRESENTED, THREE DOUBLE BEDROOMED DETACHED HOUSE SITUATED IN AN EXCLUSIVE RESIDENTIAL ROAD, CLOSE TO THE TOWN CENTRE, RAILWAY STATION AND MANY AMMENITIES! * MAGNIFICENT 25FT FITTED KITCHEN/FAMILY ROOM WITH A VERITABLE HOST OF BUILT-IN APPLIANCES * THREE BATH/SHOWER ROOMS * TWO RECEPTION ROOMS * ATTRACTIVE ENCLOSED GARDENS TO REAR * MULTI-VEHICLE OFF ROAD PARKING * 210 SQFT WORKSHOP * GAS CENTRAL HEATING PLUS AIR CONDITIONING UNIT * DOUBLE GLAZING * MUST, MUST BE VIEWED! NO UPWARD CHAIN

PRICE	<i>Reduced to</i> O.I.E.O. £395,000 O.I.E.O. £410,000	FREEHOLD	EPC BAND D
COUNCIL TAX	BAND C	FENLAND DISTRICT COUNCIL	REF. NO. M4936

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. M4936	15, ALPHA STREET, MARCH
THE ACCOMMODATION	(Dimensions given are approximate only).
ENTRANCE HALL	With built-in understairs cupboard housing Viessmann gas fired wall mounted central heating boiler, stairway off.
RECEPTION ROOM 1	14'9"(max) x 12'1"(max) With feature ceiling height exposed brick fire surround enclosing the log burning stove.
RECEPTION ROOM 2	12'(max) x 11'9"(max) With feature ceiling height exposed brick fire surround enclosing a log burning stove.
FITTED KITCHEN/DINER/FAMILY ROOM	25'(max) x 19'6"(max) With full width Bi-Folding door, laminate floor, built-in American fridge, built-in microwave oven, built in Main electric oven, built-in Induction Hob, preparation surfaces with drawers and cupboards under, built-in larder cupboard, preparation surfaces with drawers and cupboards under, wall shelving, Island unit with inset stainless steel 1 ½ bowl single drainer sink unit with mixer tap and cupboards under, waste disposal unit, built-in dishwasher, waste bin, air conditioning unit.
HOME OFFICE	8'4"(max) x 5'(max) With laminate floor.
UTILITY	15'7"(max) x 5'(max) With built-in double freezer, worktop with cupboards under, space/plumbing for automatic washing machine, space for condensing tumble drier.
GROUND FLOOR SHOWER ROOM/W.C.	With inset hand washbasin with mixer tap and drawers under, medicine cabinet with mirror doors, low level w.c., tiled & screened double shower cubicle with thermostatic shower, heated towel rail, extractor fan.
FIRST FLOOR	
SPACIOUS LANDING	With access to loft with folding ladder to part boarded loft, built-in airing cupboard housing pressurised hot water cylinder with immersion heater.
FAMILY BATHROOM/W.C.	With inset hand wash basin with mixer tap and cupboards under, integrated low level w.c., freestanding "oval" bath with mixer tap and shower attachment, heated towel rail.
BEDROOM NO. 1	14'9"(max) x 13'(max)
EN-SUITE DRESSING ROOM	
EN-SUITE SHOWER ROOM/W.C.	With low level w.c., inset hand washbasin with mixer tap and drawers under, tiled and screened double shower cubicle with thermostatic shower, extractor fan, heated towel rail.
BEDROOM NO. 2	12'(max) x 12'(max) With "walk-in" wardrobe/cupboard.
BEDROOM NO. 3	12'(max) x 12'(max)
OUTSIDE	COLD WATER TAP OUTSIDE LIGHT
WORKSHOP	14'7"(max) x 14'3"(max) With power and lighting.
GARDENS	Low maintenance gardens to front, down to stone chippings, multi-vehicle off road parking space. Timber gate to side opens onto a paved pathway leading to the attractive enclosed rear garden which is laid to lawn with paved patio.

REF. NO. M4936

15, ALPHA STREET, MARCH



REF. NO. M4936

15, ALPHA STREET, MARCH



REF. NO. M4936

15, ALPHA STREET, MARCH



REF. NO. M4936

15, ALPHA STREET, MARCH





