

**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**



**14 PRINCESS AVENUE  
MARCH  
PE15 9SQ**

**THE PROPERTY**

WELL PRESENTED FOUR BEDROOMED DETACHED HOUSE IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT \* SEPARATE DINING ROOM \* 17FT LOUNGE \* FITTED KITCHEN WITH BUILT IN OVEN AND HOB \* GROUND FLOOR CLOAKROOM/W.C. \* ENCLOSED GARDENS TO REAR \* GARAGE PLUS OFF ROAD PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

<b>PRICE</b>	<b>£300,000</b>	<b>FREEHOLD</b>	<b>EPC BAND C</b>
<b>COUNCIL TAX</b>	<b>BAND C</b>	<b>FENLAND DISTRICT COUNCIL</b>	<b>REF. NO.M4934</b>

**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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**14 PRINCESS AVENUE, MARCH**

**THE ACCOMMODATION** (Dimensions given are approximate only).

**ENTRANCE CANOPY**

**ENTRANCE HALL** With laminate floor, built in storage/cloaks cupboard, stairway off.

**LOUNGE** 17' (max) x 11'6 (max) With laminate floor, feature marble fireplace enclosing a living flame electric fire, feature square archway to:-

**DINING ROOM** 9' 9" (max) x 9' 4" (max) With double glazed French doors to rear garden, laminate floor.

**FITTED KITCHEN** 11' 8" (max) x 8' 6" (max) With laminate floor, preparation surfaces with drawers and cupboards under, built in electric oven, built in gas hob, electric hob hood, wall mounted gas fired Glow Worm central heating boiler, inset single drainer 1½ bowl sink unit with mixer tap and cupboards under, space/plumbing for washing machine, space/plumbing for dishwasher, space for American fridge/freezer, range of wall cupboards.

**GROUND FLOOR CLOAKROOM/W.C.**

With low level W.C., hand wash basin with tiled splash back, extractor fan.

**FIRST FLOOR**

**LANDING** With built in airing cupboard housing hot water cylinder with immersion heater.

**BATHROOM/W.C./SHOWER ROOM**

With low level W.C., pedestal wash basin, part tiled walls, panelled bath with shower attachment and folding screen.

**BEDROOM NO. 1** 13' 8" (max) x 9' 2" (max) 'L' shaped with built in double wardrobes.

**BEDROOM NO. 2** 10' 9" (max) x 9' 11" (max).

**BEDROOM NO. 3** 10' 6" (max) x 8' 11" (max) 'L' shaped.

**BEDROOM NO.4** 10' (max) x 7' 4" (max) With access to loft.

**OUTSIDE**

**OUTSIDE LIGHTS : COLD WATER TAP**

**GARAGE** 17' 6" (max) x 8' 10" (max) With up and over door, joist storage, power and lighting, personal door.

**GARDENS**

To front down to a tarmac off road parking space and a paved path at the front entrance door. Enclosed gardens to rear part laid to lawn with a paved patio area, borders ad various shrubs.

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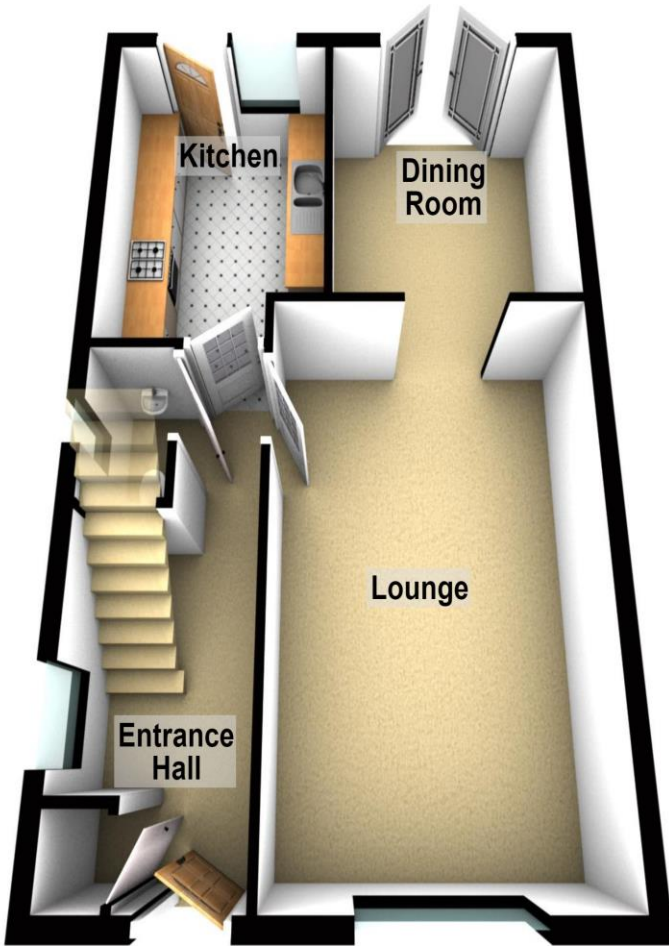


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Ground Floor



First Floor

