

**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



**69 GROUNDS AVENUE
MARCH
PE15 9BG**

THE PROPERTY

A SPACIOUS THREE BEDROOMED SEMI-DETACHED HOUSE,
SITUATED ON A LOVELY LARGE PLOT * 16FT LOUNGE * UTILITY
* GROUND FLOOR CLOAKROOM/W.C. * MULTI-VEHICLE OFF
ROAD PARKING * LONG REAR GARDEN * GAS FIRED CENTRAL
HEATING * DOUBLE GLAZING * HUGE POTENTIAL * NO UPWARD
CHAIN * VIEW QUICKLY!

PRICE *Reduced to* ~~£225,000~~ **£220,000** FREEHOLD EPC BAND C
~~£229,995~~

COUNCIL TAX BAND B FENLAND DISTRICT COUNCIL REF. NO. M4902

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. M4902

69 GROUNDS AVENUE, MARCH

HOW TO GET THERE

From the Fountain near our March office proceed along Broad Street and immediately after crossing over the town bridge, turn left alongside the river into Elwyn Road. Take the third turning left into Badgeney Road and proceed. Take the fourth turning right into East Drive and then at the T junction turn right into Grounds Avenue.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE PORCH

with laminate floor.

ENTRANCE HALL

stairway off, walk-in understairs cupboard.

LOUNGE

16' 5" (max) x 13' 5" (max) with bay window.

KITCHEN

14' 5" (max) x 7' 7" (max) with preparation surfaces with drawers and cupboards under, inset stainless steel 1½ bowl sink unit with mixer tap and cupboards under, wall units, larder cupboard, part tiled walls.

REAR LOBBY

10' 5" (max) x 5' 3" (max).

GROUND FLOOR CLOAKROOM/W.C. with low level w.c.

UTILITY

5' 10" (max) x 6' 9" (max) with fitted cupboards and worktops.

STORE ROOM

FIRST FLOOR

LANDING

with access to loft.

BATHROOM/SHOWER ROOM

with pedestal washbasin with mixer tap, panelled bath with mixer tap and thermostatic shower over, tiled walls.

SEPARATE W.C.

with low level w.c., laminate floor, part tiled walls.

BEDROOM NO. 1

13' 2" (max) x 11' 1" (max).

BEDROOM NO. 2

14' (max) x 10' 5" (max) "L" shaped, built in cupboard housing Viessmann gas fired central heating boiler, built in wardrobe/cupboard.

OUTSIDE

TIMBER STORE SHED COLD WATER TAP

GARDENS

to front, part laid to lawn with paved pathway to the front entrance door, paved strip driveway/off road parking space, gravel area. Timber gate to side opens on to the generous, enclosed rear garden which is laid to lawn with paved patio areas, concrete pathway and various trees.



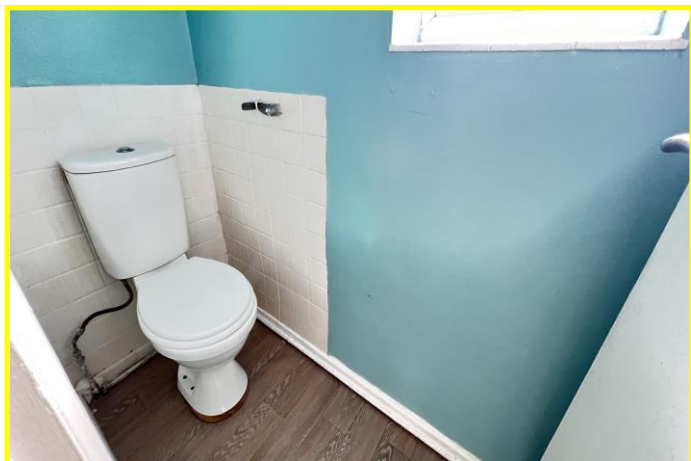
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69 GROUNDS AVENUE, MARCH



Ground Floor



First Floor

