

**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**



**70 ELM ROAD  
MARCH  
PE15 8PG**

**THE PROPERTY**

VERY DECEPTIVE THREE DOUBLE BEDROOMED DETACHED BUNGALOW ON A GENEROUS PLOT WITHIN EASY WALKING DISTANCE OF THE TRAIN STATION \* 16FT FITTED KITCHEN/BREAKFAST ROOM \* 22FT GARAGE/WORKSHOP PLUS MULTI-VEHICLE OFF ROAD PARKING \* ATTRACTIVE ENCLOSED GARDENS TO REAR \* USEFUL GARDEN STORE WITH POWER & LIGHTING \* CONSERVATORY \* GAS FIRED CENTRAL HEATING & DOUBLE GLAZING \* MUST BE VIEWED TO BE FULLY APPRECIATED, MAKE AN APPOINTMENT NOW!

**PRICE**

**£259,995**

**FREEHOLD**

**EPC BAND D**

**COUNCIL TAX**

**BAND B**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4928**

**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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**70 ELM ROAD MARCH**

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

**SIDE ENTRANCE LOBBY** With tiled floor.

**LOUNGE** 16' 3" (max) x 12' 1" (max) With laminate floor (fire surround not included)

**FITTED KITCHEN/BREAKFAST ROOM**

16' 4" (max) x 11' 11" (max) With peninsular breakfast bar with drawers & wine rack under, feature square archway to kitchen area with preparation surfaces with drawers & cupboards under, space for cooker, space/plumbing for washing machine, range of wall units, larder cupboards, tiled floor, space for fridge freezer, door to conservatory.

**BRICK & UPVC CONSERVATORY**

11' 4" (max) x 8' 7" (max) door to rear garden.

**WETROOM/CLOAKROOM/W.C./SHOWER ROOM**

With low level W.C., integrated hand wash basin with mixer tap & cupboards under, shower area with Mira electric shower, part tiled walls, built in airing cupboard housing wall mounted gas fired Viessmann combi-boiler, extractor fan.

**BEDROOM NO. 1** 16' 3" (max) x 8' 7" (max) With laminate floor, access to loft.

**BEDROOM NO. 2** 14' 10" (max) x 12' (max) With wood floor, bay window.

**BEDROOM NO. 3** 11' 11" (max) x 11' 10" (max) With wood floor.

**OUTSIDE** **TIMBER STORE SHED/WORKSHOP 13' 8" (max) x 7' 8" (max) With power & lighting. COLD WATER TAP : GREENHOUSE**

**GARAGE/WORKSHOP**

22' (max) x 8' 2' (max) With up & over door, power & lighting.

**GENEROUS GARDENS**

To front down to a granite chippings multi-vehicle off road parking area with hedge border & shrubs. Strip concrete/granite chippings driveway/off road parking space along the side of the property which leads to the side entrance door and a timber gate to the rear which opens onto the generous enclosed rear garden which is part laid to lawn with a crazy paving patio area, crazy paving pathway, stone borders, raised beds, shrubs, grape vines, trees and a concrete area at the rear of garden.



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Elm Road

