

**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



**39 ELM ROAD
MARCH
PE15 8QS**

THE PROPERTY

INVESTMENT PROPERTY!! MODERN, WELL PRESENTED, END TERRACED HOUSE ON THIS HIGHLY SOUGHT AFTER DEVELOPMENT CLOSE TO THE TRAIN STATION, WITH EASY ACCESS TO THE TOWN * FITTED KITCHEN WITH BUILT IN OVEN AND HOB * ENCLOSED GARDENS TO REAR * ALLOCATED PARKING SPACE * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * THE PROPERTY IS BEING SOLD WITH THE TENANT IN SITU * VIEW QUICKLY!

PRICE	£180,000	FREEHOLD	EPC BAND C
COUNCIL TAX	BAND A	FENLAND DISTRICT COUNCIL	REF. NO. M4919

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. M4919

39 ELM ROAD, MARCH

HOW TO GET THERE

From the Fountain near our March office proceed along Station Road, crossing over the railway crossing and into Elm Road. Proceed along the road and very shortly the property is situated on the right hand side.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE CANOPY

with light.

SMALL ENTRANCE HALL

with laminate floor, stairway off.

LOUNGE/DINER

13' 7" (max) x 10' 4" (max).

KITCHEN

13' 10" (max) x 7' 6" (max) with preparation surfaces with drawers and cupboards under, space/plumbing for washing machine, inset stainless steel 1½ bowl sink unit with mixer tap and cupboards under, electric cooker point with space for cooker, built in electric hob hood, range of wall units, part tiled walls, space for fridge/freezer, breakfast bar, built in understairs storage cupboard.

FIRST FLOOR

LANDING

with access to loft, built in airing cupboard housing Vokera gas combi boiler.

BATHROOM/SHOWER ROOM/W.C.

with shower bath with mixer taps and thermostatic shower and screen, pedestal washbasin, low level w.c., part tiled walls.

BEDROOM NO. 1

11' 2" (max) x 9' 9" (max) with built in wardrobe/cupboard.

BEDROOM NO. 2

11' 4" (max) x 7' 5" (max).

OUTSIDE

**TIMBER STORAGE SHED
OUTSIDE LIGHTS**

**COLD WATER TAP
EXTERNAL POWER POINTS**

GARDENS

to front, laid to lawn with paved pathways to front entrance door and leading along the side of the property to a timber gate which opens on to the enclosed rear garden, laid to lawn with a decked patio area. Paved pathway leads to the rear access gate and allocated off road parking space.



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39 ELM ROAD, MARCH

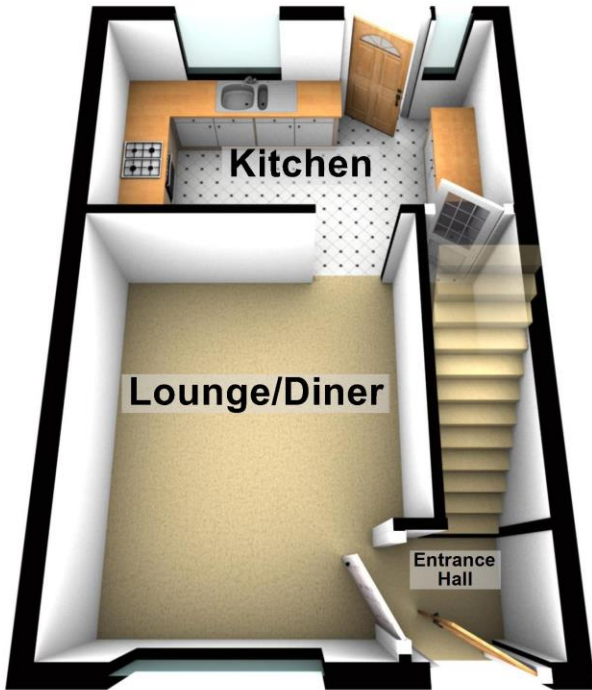


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Ground Floor



First Floor

