

**ROBERT
HALE
HOMES FOR
SALE**

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

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Website:
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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**84, ELM ROAD,
MARCH,
PE15 8PG.**

THE PROPERTY

BEAUTIFULLY PRESENTED, EXTREMELY DECEPTIVE, SPACIOUS THREE BEDROOMED DETACHED HOUSE OF GREAT CHARACTER AND CHARM * 21FT LOUNGE * 19FT FITTED KITCHEN/SUNROOM * LOVELY ENCLOSED ATTRACTIVE GARDENS TO REAR * 15FT WORKSHOP * USEFUL UTILITY OUTHOUSE * MULTI-VEHICLE OFF ROAD PARKING * TWO BATH/SHOWER ROOMS (1 EN-SUITE) * GAS CENTRAL HEATING * DOUBLE GLAZING * SOLAR PANELS * MUST, MUST, MUST BE VIEWED!!

PRICE	<i>Reduced to</i>	O.I.E.O. £270,000		
		£289,995	FREEHOLD	EPC BAND D
COUNCIL TAX		BAND B.	FENLAND DISTRICT COUNCIL	REF. NO. M4917

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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HOW TO GET THERE

From our March office proceed along Station Road, crossing the railway crossing and into Elm Road. At the two mini roundabouts continue straight over. Proceed and the property is situated on the left hand side.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE HALL

With stairway off, understairs cupboard.

LOUNGE/DINER

21'4"(max) x 12'1"(max) With wood floor, multi fuel burner with back boiler serving the central heating system, walk-in cupboard housing hot water cylinder, central heating controls and Buderus gas fired wall mounted central heating boiler.

KITCHEN/SUN ROOM

19'7"(max) x 16'(max) 'L' shaped with wood floor, peninsular breakfast bar, bi folding French doors to rear garden, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboards under, built-in gas hob, built-in electric double oven, range of wall cupboards, electric hob hood, built-in fridge/freezer, built-in dishwasher, preparation surfaces with cupboards under.

GROUND FLOOR BATHROOM/W.C. With hand washbasin with mixer tap and cupboards under, wall cupboards, floor cupboards, tiled walls, low level w.c., shower/bath with thermostatic shower attachment.

FIRST FLOOR

LANDING

With access to insulated loft.

BEDROOM NO. 1

10'7"(max) x 10'(max) With wood floor, full width range of fitted wardrobe/cupboards with mirror doors.

EN-SUITE SHOWER ROOM/W.C. With integrated low level w.c., hand washbasin with mixer tap and cupboard under, tiled and screened shower cubicle with electric shower.

BEDROOM NO. 2

10'7"(max) x 8'10"(max) With wood floor.

BEDROOM NO. 3

7'3"(max) x 6'10"(max) With wood floor.

OUTSIDE

ELECTRIC CAR CHARGING POINT. EXTERNAL POWER POINTS.
GARDEN STORE. OUTSIDE LIGHTING.

WORKSHOP

15'(max) x 7'5"(max) With power and lighting. Solar panel controls for the solar panels on the workshop roof.

UTILITY OUTHOUSE

With space/plumbing for automatic washing machine, power and lighting.

GARDENS

Gardens to front, down to a stone chippings off road parking space. Attractive gardens to rear, laid to lawn, paved patios, arbor, conifers, pathways etc.

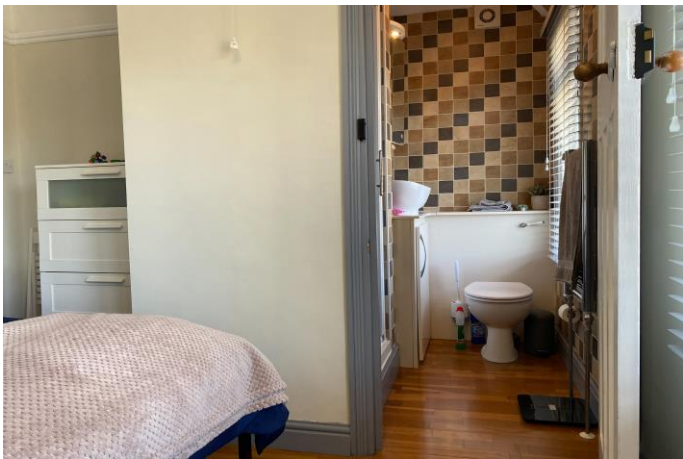
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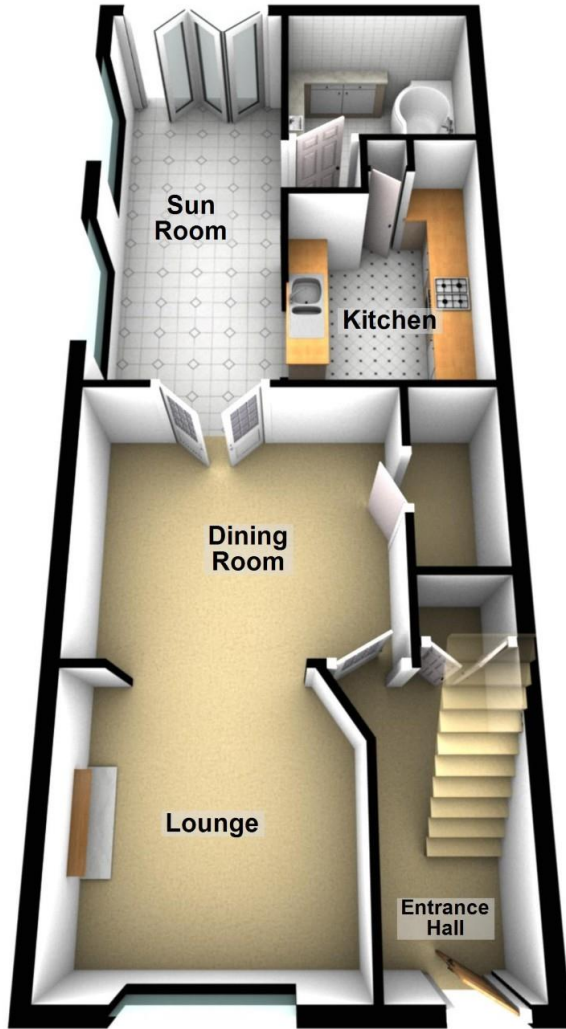


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Ground Floor



First Floor

