

**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



**CHAPEL PLACE
HIGH ROAD
GUYHIRN
PE13 4ED**

THE PROPERTY

IDEAL FIRST FAMILY HOME! * THREE DOUBLE BEDROOMED
DETACHED HOUSE SITUATED IN A VILLAGE LOCATION WITHIN
WALKING DISTANCE OF THE LOCAL PRIMARY SCHOOL AND WITH
EASY ACCESS TO THE MAIN ROAD NETWORKS TO WISBECH, MARCH &
PETERBOROUGH * 15FT LOUNGE/DINER * CONSERVATORY * LPG GAS
FIRED CENTRAL HEATING * ENCLOSED GARDENS TO REAR * MULTI-
VEHICLE OFF ROAD PARKING * NO UPWARD CHAIN! * VIEW QUICKLY!

PRICE	£180,000	FREEHOLD	EPC BAND F
COUNCIL TAX	BAND B	FENLAND DISTRICT COUNCIL	REF. NO. M4923

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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CHAPEL PLACE, HIGH ROAD GUYHIRN

THE ACCOMMODATION (Dimensions given are approximate only).

ENTRANCE HALL With stairway off, built in cloaks/store cupboard.

LOUNGE/DINER 15' 10" (max) x 11' 2" (max) With laminate floor, feature brick open fireplace.

FITTED KITCHEN 11' (max) x 9' 9" (max) With preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, space/plumb for washing machine, built in electric oven, built in gas hob, electric hob hood, range of wall cupboards, wall mounted Ideal LPG fired combi boiler., space for fridge freezer.

CONSERVATORY 10 (max) x 9' 11" (max) With tiled floor, door to rear garden.

GROUND FLOOR BATHROOM /W.C./SHOWER ROOM

With panelled bath, pedestal wash basin, low level W.C., tiled & screened shower cubicle with Mira electric shower.

FIRST FLOOR

LANDING With access to loft.

BEDROOM NO. 1 13' 3" (max) x 11' 2" (max) With laminate floor, built in double wardrobe/cupboards, built in dressing unit

BEDROOM NO. 2 11' 11" (max) x 11' 7" (max) 'L' shaped.

BEDROOM NO. 3 10' 3" (max) x 9' 10" (max).

OUTSIDE **COLD WATER TAP**

GARDENS To front down to a concrete and gravel off road parking area, with a paved pathway to the front entrance door. Timber gate to each side of the property opens onto the enclosed rear garden which is part laid to lawn with a paved patio area.



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