



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**



**71, THE AVENUE,  
MARCH, PE15 9PS.**

**THE PROPERTY**

VERY DECEPTIVE, EXCEPTIONALLY SPACIOUS, BEAUTIFULLY PRESENTED, THREE DOUBLE BEDROOMED MODERN DETACHED HOUSE SITUATED ON A GENEROUS 'L' SHAPED PLOT IN THIS SOUGHT AFTER RESIDENTIAL LOCATION \* LOVELY LOUNGE \* SEPARATE DINING ROOM \* FITTED KITCHEN WITH LEISURE RANGE! \* SUPERB CONSERVATORY \* TWO BATH/SHOWER ROOMS (1 EN-SUITE) \* ORNAMENTAL LOW MAINTENANCE GARDEN TO REAR \* MULTI-VEHICLE OFF ROAD PARKING \* DOUBLE GARAGE/WORKSHOP \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* VIEWING ABSOLUTELY ESSENTIAL!!!

**PRICE**

**£410,000.**

**FREEHOLD**

**EPC BAND C**

**COUNCIL TAX**

**BAND E**

**FENLAND DISTRICT COUNCIL**

**REF. NO. M4916**

**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.



**HOW TO GET THERE**

From our March office proceed along Broad Street and into High Street. Continue on this road straight over the mini-roundabout and passing the traffic lights. Continue into The Causeway and proceed into The Avenue. The property is situated on the right hand side after the speed camera and before The Seven Stars Public House.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**ENTRANCE CANOPY**

With light.

**ENTRANCE HALL**

With stairway off, understairs cupboard, herringbone parquet floor.

**LOUNGE/DINER**

16'5"(max) x 12'4"(max) With herringbone parquet floor, feature brick fire place enclosing a wood burning stove.

**DINING ROOM**

13'(max) x 12'3"(max) With herringbone parquet floor.

**FITTED KITCHEN/CONSERVATORY/SNUG** 23'(max) x 12'3"(max) With wood floor, granite preparation surfaces with granite upstands and drawers and cupboards under, duel fuel Rangemaster Range cooker with extractor hood over, double butler sink with mixer tap and cupboards under, fitted larder cupboard, built-in fridge, built-in freezer, part tiled walls, feature square archway, double glazed French doors to rear garden.

**GROUND FLOOR CLOAKROOM/W.C.** With laminate floor, hand washbasin, low level w.c.**UTILITY**

8'4"(max) x 5'6"(max) With granite worktop with space/plumbing for washing machine and tumble drier under, fitted cupboard housing Worcester gas fired central heating boiler, small deep sink with mixer tap and cupboard under, space/plumbing for dishwasher.

**FIRST FLOOR****LARGE LANDING**

With sloping ceiling, access to loft, Velux windows.

**SPACIOUS LUXURY BATHROOM/W.C./SHOWER ROOM** With pedestal washbasin with tiled splashback and mirror over, tiled and screened shower cubicle with thermostatic shower, freestanding claw foot bath with mixer taps and shower attachment, low level w.c., fitted unit with cupboards under, built-in linen cupboard, extractor fan, part wood panel walls.

**BEDROOM NO. 1**

14'(max) x 12'2"(max) With a range of fitted wardrobes/cupboards, dressing unit and bedside tables.

**EN-SUITE SHOWER ROOM/W.C.** With low level, w.c., pedestal washbasin, tiled and screened shower cubicle with thermostatic shower, extractor fan.

**BEDROOM NO. 2**

12'1"(max) x 12'3"(max) With fitted wardrobe/cupboards and bedside tables.

**BEDROOM NO. 3**

13'(max) x 8'11"(max) With fitted wardrobe.

**OUTSIDE**

COLD WATER TAP     EXTERNAL POWER POINTS     SECURITY LIGHTS  
LANTERNS

**CAR PORT**

15'(max) x 9'2"(max)

**DOUBLE GARAGE/WORKSHOP** 18'3"(max) x 18'9"(max) With two timber double doors, with workbench/cupboards, shelving, built-in storage cupboard, joist storage, power and lighting.

**GARDENS**

Attractive low maintenance gardens to front down to a granite chippings driveway/multi-vehicle off road parking with circular paved centre piece with shrubs and trees.  
Timber double gates open into the carport which leads to an additional off road parking area and the attractive enclosed low maintenance rear garden which is down to granite chippings, circular paved patio area with various trees and shrubs etc., a decked covered seating area, arbor.

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