



High Street, Benwick March

Price: Freehold £274,000 Offers in excess of

- Three Double Bedrooms
- 13' Kitchen Breakfast Room
- 13' Conservatory
- Re-Fitted Shower Room
- PVCu Double Glazing
- Garage & Off Road Parking
- Good Size Plot
- Quiet Village Location

EPC Rating: D



Accommodation Includes

Ground Floor

Front tiled entrance porch, PVCu double glazed entrance door to:

Entrance Hall

Small PVCu double glazed window to front, storage cupboard, radiator, "karndean" floor covering, coving to ceiling, access to loft.

Master Bedroom

3.89m x 3.78m (12'9" x 12'5") maximum including built-in wardrobes. PVCu double glazed window to front, three built-in wardrobes with full-length mirrored sliding doors, radiator, coving to textured ceiling.

Bedroom 2

2 3.61m x 3.61m (11'10" x 11'10") maximum including built-in wardrobes. PVCu double glazed window to front, two built-in double wardrobes, radiator, coving to ceiling.

Bedroom 3

3 3.48m x 4.27m (11'5" x 14'). PVCu double glazed window to side, radiator, "karndean" floor covering, coving to ceiling with ceiling rose.

Lounge

3.38m x 5.31m (11'1" x 17'5"). PVCu double glazed window to side, radiator, TV point, four wall light points, coving to textured ceiling, PVCu double glazed French double doors to:

Conservatory

4.11m x 3.48m (13'6" x 11'5"). PVCu double glazed construction with PVCu double glazed vent windows, polycarbonate pitched roof and power connected, radiator, tiled flooring, PVCu double glazed double doors to garden.

Kitchen/Breakfast Room

3.30m x 3.94m (10'10" x 12'11") maximum. Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar with storage under, 1½

bowl stainless steel sink with single drainer and mixer tap, space for fridge, dishwasher, washing machine and cooker, extractor hood, PVCu double glazed window to rear, wall mounted fuse box, two storage cupboards, airing cupboard housing hot water cylinder with shelving, floor mounted boiler, "karndean" floor covering, coving to textured ceiling, PVCu double glazed rear door to garden.

Shower Room

Re-fitted with three piece suite comprising enclosed shower cubicle with matching shower base and glass screen, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, small PVCu opaque double glazed window to side, PVCu opaque double glazed window to side, tiled flooring, coving to ceiling.

Outside

The front garden is enclosed by mature conifer hedge to the front, mainly laid to lawn with shrub borders, paved pathway leading to entrance door.

Side gardens is enclosed by timber fencing and hedging to sides, mainly laid to lawn with paved pathway leading to rear with flower beds.

Rear garden is enclosed by timber fencing to rear and sides, paved sun patio with seating area, concrete pathway leading to rear, mainly laid to lawn with well stocked shrub borders with a range of fruit trees, outbuilding with power and light connected.

Outhouse / Workshop

3.65m x 2.46m (11'12" x 8'1"). Concrete construction, door to front, window to side, power and light connected.

Detached Garage

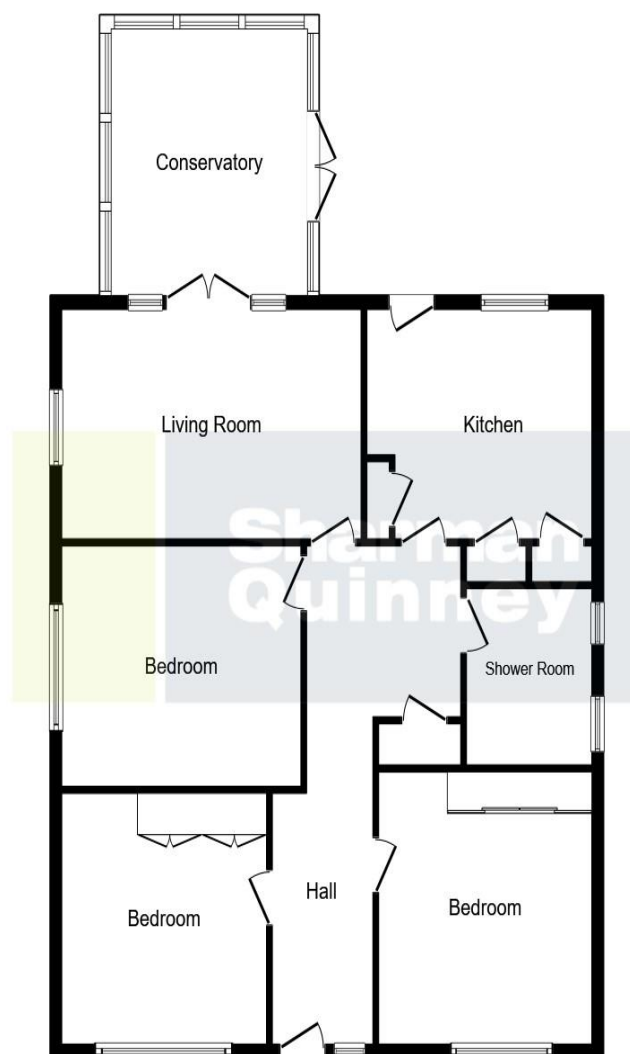
2.74m x 5.38m (9' x 17'8"). Power and light connected. Gated side entrance from Cambridge Row.

Agents Notes

Close to the village school, shops and post office, this property is perfectly located for families or a retired couple looking for a quieter way of life. The property is also situated so as to allow easy access through to March, Ely, Huntingdon and Cambridge. With a train station located in March which provides transport links through to Peterborough, Cambridge and London.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM200521 - 0009



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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