



Nene Parade, March  
**Offers Over £350,000 Freehold**

**Sharman  
Quinney**

# Key Features



- 3 Storey Town House Providing Versatile & Spacious Living
- Beautiful Riverside Property With 35ft (STMS) River Mooring
- Off Road Parking Rear Of The Property
- Extremely Desirable Quiet Location
- Ensuite & Dressing Room To 17ft Master Bedroom

Entrance Hall - 1.1m x 4.4m (3.7 x 14.5ft)

Lounge Diner - 6.0m max x 6.7m max (19.8 x 21.11)

Kitchen 3.5m x 4.0m (11.5 x 13.1)

Utility - 2.0m x 2.5m (6.6 x 8.2)

WC - 1.6m x 0.9m (5.2 x 2.11)

First Floor

Bedroom Two/Secondary Living Room - 3.7m x 5.6m (12.1 x 18.4)

Bedroom Three - 3.7m x 4.1m (12.1 x 13.4)



Bedroom Four - 2.1m x 3.1m (6.8 x 10.1)

Bathroom - 2.1m x 2.6m (6.10 x 8.6)

Second Floor

Master Suite - 4.8m x 5.3m (15.8 x 17.4)

Dressing room - 3.3m x 2.3m (10.9 x 7.6)

Ensuite - 2.5m x 2.2m (8.2 x 7.2)

Front Garden

Enclosed front garden with a low level gate with step up to front door, various shrubs and plants

Rear Garden

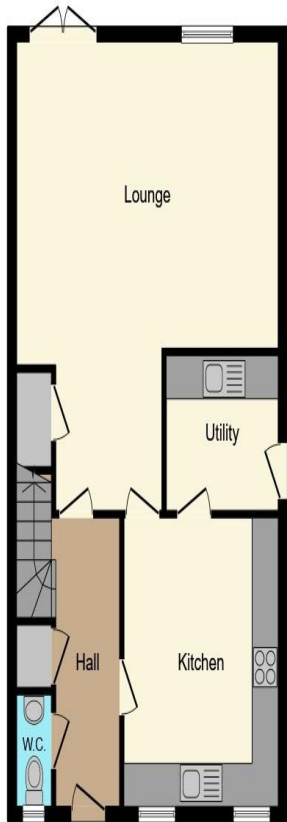
Laid to lawn with raised decked area, timber constructed shed, rear access to driveway giving space for off road parking, side access to River Mooring

River Mooring

Shared steps down to mooring which is approximately 35ft (STMS). The Mooring gardens have a wide range of beautiful shrubs and plants.

This family home offers everything you may need and more. It is split over 3 floors which allows all the family the space that they require. You can enjoy your morning breakfast or a late night drink while overlooking not only your own 35ft river mooring but also overlooks the park which is lined





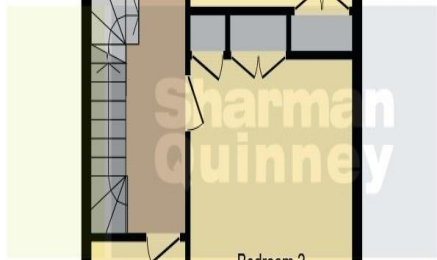
**Ground Floor**



**First Floor**



**Second Floor**



with trees. If you want to socialise a little more you can take a walk along the river into the town centre where you will find various pubs, restaurants and shops. If you looking to venture out a little further the property is situated within a short walk to MARCH Train Station which gives links to London, Ely, Stansted airport and many more destinations. The property itself benefits from underfloor heating, a beautiful kitchen which comes kitted with a Rangemaster cooker, integrated dishwasher and island with breakfast bar. There is a WC on every floor with downstairs cloakroom, 1st floor family bathroom and 2nd floor ensuite.

To view this property call Sharman Quinney on:  
**01354 661166**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 [march@sharmanquinney.co.uk](mailto:march@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: MRC205247 - 0022

