



Gaul Road, March
OIEO £325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Beautifully presented throughout
- 16ft garden cabin currently used as a home office but could be utilised as a 4th bedroom if needed
- Garage AND Off-road parking
- Walking distance to local schools and town centre
- 24ft open plan lounge/diner

Entrance hall - 1m x 3.1m (3'2" x 10'1")
Tiled flooring, window to side, stairs leading to first floor

Lounge/Diner - 7.4m x 3.7m (24'2" x 12'1")
Separated by large archway, hard wood flooring, dual aspect windows, open fire in lounge area, cupboard understairs offering storage

Kitchen - 3.7m x 2.6m (12'1" x 8'5")
Tiled flooring, a range of base and wall units in shaker style, quartz worktops, porcelain butler style sink, integrated fridge/freezer, integrated electric hob with fan assisted oven, space for washing machine/tumble dryer, window and side



door into garden

Cloakroom - 0.8m x 1.2m (2'6" x 3'9")
Tiled flooring, low rise toilet, small wall mounted basin, window

Bedroom One - 4.1m x 2.9m (13'4" x 9'5")
Carpeted, dual aspect windows

Bedroom Two - 3m x 2.3m (9'8" x 7'5")
Carpeted, window overlooking garden, archway leading into walk in wardrobe measuring at 1.5m x 1.4m (4'9" x 4'5")

Bedroom Three - 1.7m x 3.1m (5'5" x 10'1")
Carpeted, window to front, small cupboard

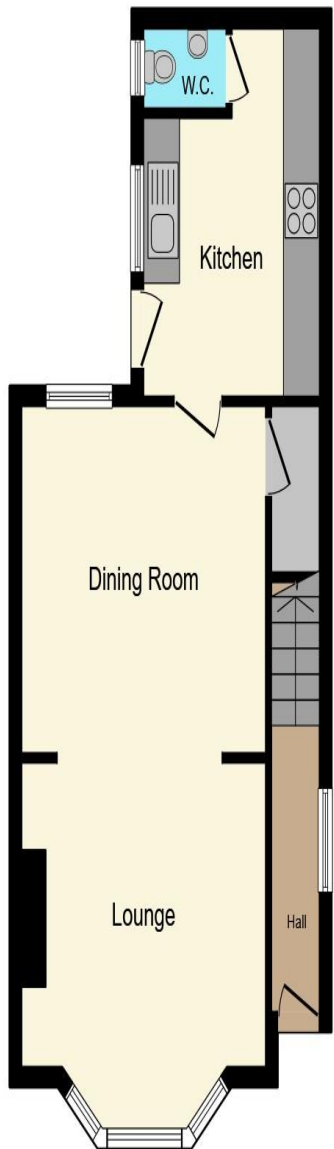
Bathroom - 2.2m x 2.6m (7'2" x 8'5")
Tiled flooring and walls, four piece suite comprising of claw foot free standing tub, double walk in shower with rain head, pedestal sink and low rise toilet. Window overlooking garden

Garden office - 2.7m x 5m (8'8" x 16'4")
Fully insulated with light and power, hard wood flooring, French doors opening onto decking overlooking garden

Garage - 2.4m x 5.1m (7'8" x 16'7")
Up and over manual door

Garden - Front Garden is gravelled and allows parking for multiple vehicles via a dropped kerb.

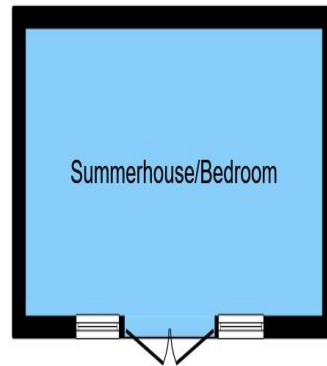




Ground Floor



First Floor



Outbuilding

Rear garden is mostly laid to lawn with good size patio, timber shed and large sleepers for planting

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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