



Gaul Road, March
OIEO £300,000 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. 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

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

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

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 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: MRC206077 - 0004

