



Regent Avenue, March
Offers Over £250,000 Freehold

**Sharman
Quinney**

Key Features



- Town Centre Location
- Great size family home
- Walking distance to Train Station
- Low Maintenance Rear Garden
- Ensuite to Master Bedroom

Entrance Hall leading to...

Kitchen - 4.6m x 4.5m (15'1" x 15'0")

Wood effect laminate floor, uPVC double glazed window overlooks the front of the property The kitchen offers a range of base units and a fitted breakfast bar, there is a built-in oven, hob, and cooker hood, and space for a dishwasher and fridge/freezer.

Lounge - 3.9m x 4.4m (12'10" x 14'8")

Wood effect laminate floor, uPVC double glazed window to the front, feature fireplace that has a fitted wood burner, and uPVC double glazed french doors that open into the garden

Bathroom - 3.1m x 1.3m (10'5" x 4'4")

Three-piece suite comprising of bath with a fitted



electric shower and folding glass screen over. There is a hand basin, low level WC, heated towel rail, a tiled floor and tiled splashbacks.

First Floor Landing leading to...

Bedroom One - 3.9m x 3.9m (13'0" x 13'0")

Carpeted flooring, dual aspect uPVC double-glazed windows and a range of built-in wardrobes. A door leads to the en-suite shower room.

Ensuite Shower Room - Recently installed en-suite that has a hand basin set to a vanity unit, a low level WC, and a walk-in shower cubicle that has a fitted mains shower. The walls are fully tiled and there is a heated towel rail.

Bedroom Two - 4.6m x 2.1m (15'4" x 7'0")

Carpeted flooring. uPVC double glazed window to the front.

Bedroom Three - 4.5m x 2.1m (14'11" x 7'1")

Carpeted flooring. uPVC double glazed window to the rear.

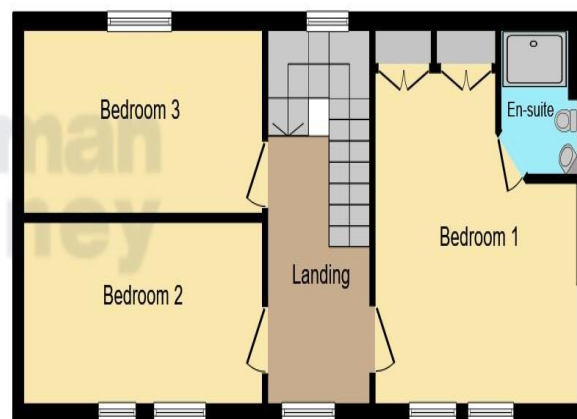
Outside

Private garden that is fully enclosed and easy to maintain. There are two paved areas, artificial grass, and a gate to the front. At the rear there is a paved yard with a door to the rear entrance of the house.





Ground Floor



First Floor

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: MRC206180 - 0005

