



Gaul Road, March

Guide Price £150,000 - £165,000 Freehold

**Sharman
Quinney**

Key Features



- GUIDE PRICE £150,000 - £165,000
- Walking Distance To Town Centre
- Walking Distance To Schools
- Fantastic First Time Buy Or Investment Opportunity
- Two Bedrooms

Lounge 3.28m x 2.77m (10'9" x 9'1")
UPVC Window and door to front, feature fireplace

Kitchen 4.27m x 3.05m (14'0" x 10'0")
UPVC Window and door to rear, fitted with wall, and base units, 1 ¼ stainless steel sink and drainer tiled splashbacks to work surfaces, fitted electric oven with gas hob and extractor over, stairs leading to first floor

Utility Area
UPVC window to side, plumbing for washing machine, wall mounted boiler, ceramic tiled floor

Bathroom
UPVC frosted window to side, P shaped panelled bath with shower attachment above, low level WC, pedestal hand wash basin, extractor fan, ceramic



tiled floor and fully tiled walls, heated towel rail

First Floor Landing

Bedroom One 3.30m x 2.77m max (10'10" x 9'1")
UPVC window to front, feature fireplace, built in storage cupboard

Bedroom Two 2.95m x 2.01m (9'8" x 6'7")
UPVC Window to rear

Outside

Paved patio area which is fully enclosed with gate to walkway and further garden. The main garden is laid to lawn with plants, trees and shrubs





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

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