



Princess Avenue, March
Offers Over £348,000 Freehold

**Sharman
Quinney**

Key Features



- DETACHED FAMILY HOME
- Walking distance to local Primary and Secondary schools
- Ensuite to Master Plus family bathroom and downstairs WC
- DOUBLE GARAGE PLUS OFF ROAD PARKING
- Walking distance to local park

Porch
Window to side.

WC
Fitted with WC and wash hand basin, window to side, radiator.

Hall
Stairs to first floor and landing, storage cupboard, radiator.

Lounge - 5.70m x 3.30m (18'8" x 10'10")
Window to front, radiator, double doors to rear garden, living flame gas fire.

Dining Room - 3.16m x 2.65m (10'4" x 8'8")
Window to rear, radiator.



Kitchen/Breakfast Room - 4.00m x 3.08m (13'1" x 10'1")

Fitted with wall and base units with integral oven, hob and hood, dishwasher and fridge/freezer, sink unit with mixer tap, radiator, double doors to rear garden.

Utility Room

Fitted with wall and base units, sink unit, plumbing for washing machine, space for tumble drier, gas fired boiler, radiator, door to side.

First Floor & Landing

Airing cupboard housing hot water tank and shelving, window to front, access to loft.

Bedroom One - 3.70m x 3.13m (12'2" x 10'3")

Window to rear, radiator, two double door wardrobes.

En-suite Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to side, radiator.

Bedroom Two - 3.35m x 2.70m (11' x 8'10")

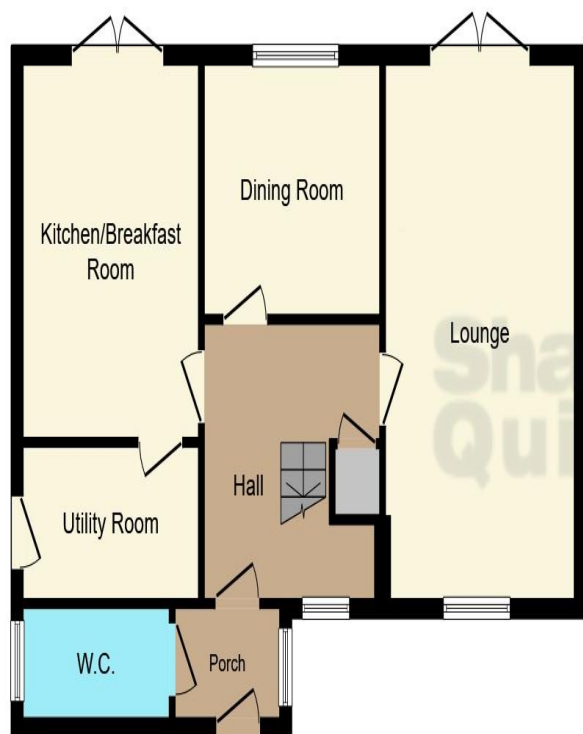
Window to rear, radiator.

Bedroom Three - 3.37m max x 2.93m (11'1" x 9'7")

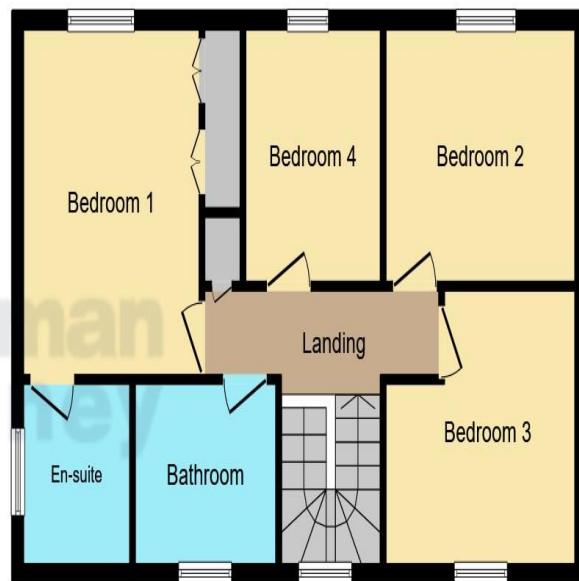
Window to front, radiator.

Bedroom Four - 2.70m x 2.46m (8'10" x 8'1")





Ground Floor



First Floor

Window to rear, radiator.

Family Bathroom

Fitted with a three piece suite comprising bath with telephone style mixer tap, wash hand basin and WC, window to front, radiator.

Outside

To the front of the property there is a small garden area with a double driveway at one side leading to the double garage with two electric doors and fitted with light and power. The West facing rear garden is laid to patio and lawn with flower and shrub borders and outside awning.

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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