



Eastwood Avenue, March
£200,000 **Freehold**

**Sharman
Quinney**

Key Features



- Walking distance to Town Centre
- Conservatory overlooking lovely rear garden
- Separate utility room
- Off road parking
- Walking distance to local Primary and Secondary Schools

ENTRANCE HALL

stairway to first floor, access into lounge

LOUNGE/DINER - 6.7m x 4.5m (22' x 15') max

With feature exposed brick fire surround/t.v./display standing and enclosing a fitted 'living flame' gas fire, t.v. point.

KITCHEN - 3.6m x 2.7m (12'10" x 9'10") max

With tiled floor, stainless steel single drainer sink unit with mixer tap and cupboards under, range of wall cupboards, preparation surfaces with drawers and cupboards under, part tiled walls, gas cooker point, space/plumbing for automatic washing machine.

UTILITY ROOM - 2.8m x 2.2m (9'5" x 7'5")

With tiled floor, French door to conservatory.



UPVC CONSERVATORY - 3m x 2.7m (9'9" x 8'9") max
With tiled floor.

FIRST FLOOR

LANDING With access to loft.

BEDROOM ONE - 3.3m x 3m (11' x 10') max
With built in wardrobe/cupboard.

BEDROOM TWO - 3.2m x 3.1m (10'7" x 10'2") max
With built in wardrobe/cupboard, built in airing cupboard housing hot water cylinder with immersion heater and central heating programmer.

BEDROOM THREE - 2.4m x 2.4m (8' x 8') max

BATHROOM/W.C. -
With panelled bath with mixer tap and shower attachment, pedestal washbasin, low level w.c., tiled walls, extractor fan

OUTSIDE

GARDENS to front, down to a paved off road parking area, which extends along the side of the house. Gardens to rear laid to lawn with trees, shrubs, conifers, borders, beds and an ornamental pond.





Ground Floor

First Floor

TIMBER GARDEN SHED with power and lighting.
COLD WATER TAP OUTSIDE LANTERN

CLOAKROOM/W.C. with tiled floor, hand
washbasin, w.c., STELRAD gas fired wall
mounted central heating boiler.

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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