



West End, March  
**£375,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- 240ft River Mooring
- Large plot
- Multiple outbuildings PLUS Garage/Boat House
- Walking Distance to Town Centre
- Ample parking through private double gates

Entrance Hall - 1m x 7.6m (3'2" x 24'9")

Bedroom Two - 3.3m x 3.6m (10'8" x 11'8")  
Feature fireplace currently blocked off but could be reopened as chimney still in place. Window overlooking front garden

Lounge/Bedroom Three - 3.4m x 3.4m (11'1" x 11'1")  
Feature fireplace with electric fire - chimney stack removed. Window overlooking front garden. Side door with steps leading down to mooring access.

Bathroom - 1.2m x 3.5m (3'9" x 11'4")  
Traditional 3 piece suite comprising of claw foot tub, chain lever toilet and pedestal sink.

Kitchen/Diner - 3.3m x 3.6m (10'8" x 11'8")





Traditional country style kitchen with free standing range stove, porcelain butler style sink, space for fridge/freezer, washing machine and tumble dryer.

Lounge - 3.3m 3.9m (10'8" x 12'7")  
Feature fireplace with multi fuel stove. Door leading to stairs to Bedroom One.

Bedroom One - 4.3m x 4.2m (14'10" x 13'7")  
Skylight and eaves storage, open to staircase to ground floor.

Outside -  
An extensive amount of outdoor space with a 240ft river mooring. The plot is mostly laid to lawn with lots of potential. Numerous outbuildings listed below...

Timber Workshop - 2.3m x 2.9m (7'5" x 9'5")

Second Timber Workshop - 2.2m x 2.2m (7'2" x 7'2")

Brick outbuilding - 2.4m x 5.8m (7'8" x 19'0")

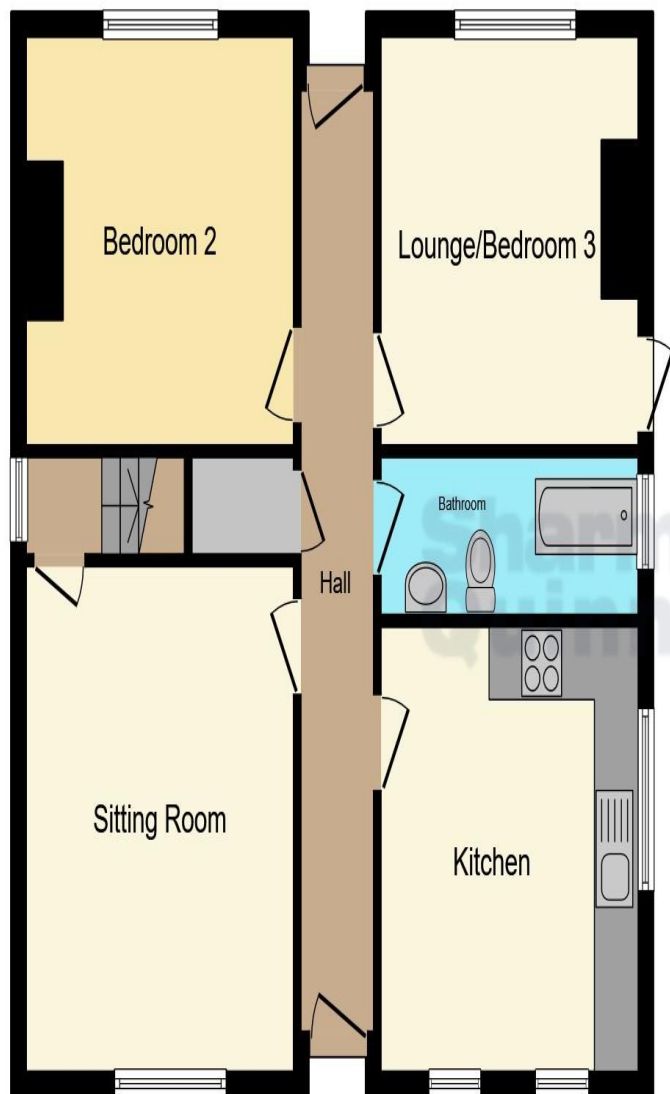
Two Storey outbuilding

Entrance hall - 1.3m x 1.3m (4'2" x 4'2")

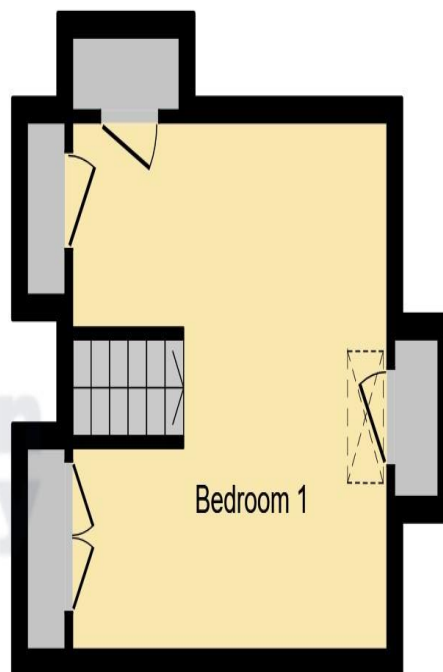
Downstairs room - 3.1m x 3.8m (10'1" x 12'4")

Upstairs (accessed via ladder) - 3m x 3.5m (9'8" x 11'4")





**Ground Floor**



**First Floor**

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Garage/Boat house - 5.3m x 5m (17'3" x 16'4")  
Please note - asbestos roof, the current owner has recently been quoted £2800 for removal and replacement of the roof.

To view this property call Sharman Quinney on:  
**01354 661166**

# Selling your property?

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

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