



Gaul Road, March
OIEO £200,000 Freehold

**Sharman
Quinney**

Key Features



- PERFECT FIRST TIME BUYER/INVESTMENT OPPORTUNITY
- Allocated Parking
- Walking Distance to Town Centre
- NO ONWARD CHAIN!!!
- Sought After Area and easy access onto A141

Entrance Hall - 1.1m x 1.4m (3'6" x 4'5")
Composite front door, carpeted flooring, stairs leading to first floor landing, doorway leading to lounge.

Lounge - 3.8m x 3.1m (12'4" x 10'1")
Double glazed window overlooking front aspect, carpeted flooring.

W/C - 0.9m x 2m (2'9" x 6'5")
Hard flooring, low rise w/c and wall mounted sink.

Kitchen/Diner - 3.4m x 4.1m (11'1" x 13'4")
Doubled glazed window overlooking rear garden, UPVC door leading out to garden

Bedroom One - 4.1m x 3.1m (13'4" x 10'1")



Doubled glazed window overlooking rear aspect, carpeted flooring, built in wardrobe

Bedroom Two - 2.9m x 4.1m (9'5" x 13'4") into recess

Doubled glazed window overlooking front aspect, carpeted flooring, built in wardrobe

Bathroom - 2m x 2.1m (6'5" x 6'8")

Hard flooring and tiled walls, 3-piece suite comprising of low rise w/c, pedestal sink and panelled bath with wall mounted shower.

Outside -

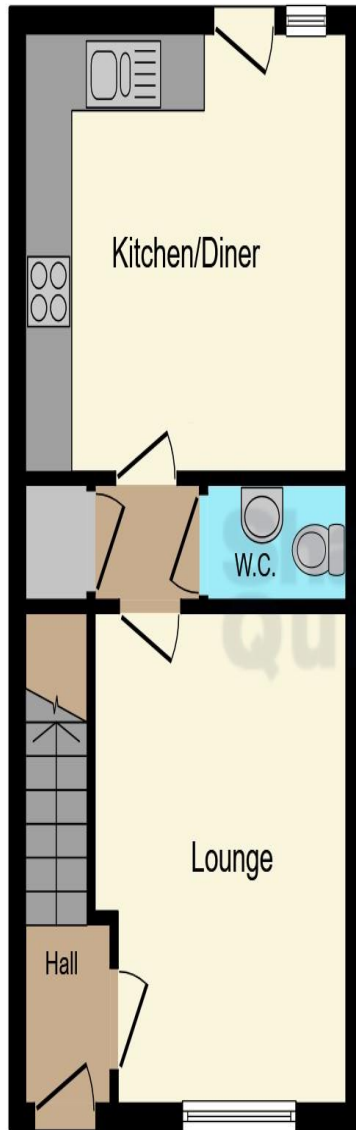
The front of the property offers one allocated parking space. Please note the current owner also parks their car directly in front of their home with no issues.

The rear garden is accessible through a private gate and is mostly laid to lawn with a shrub boarder and small patio area.

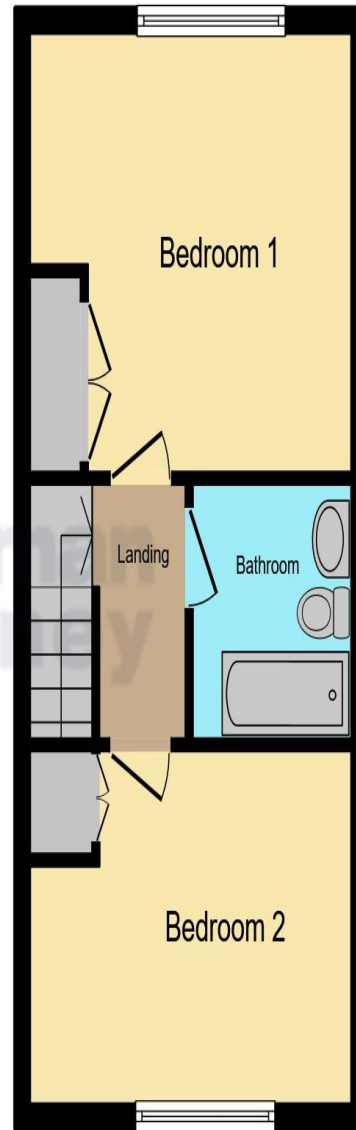
Agents note:

There is a management charge of approx £64 every 6 months.





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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