



The Avenue, March
£370,000 **Freehold**

**Sharman
Quinney**

Key Features



- Beautifully Presented Throughout
- Two Newly Fitted Bathrooms
- New 12ft Garden Room with Bi-Fold Doors
- Garage and Ample Off-Road Parking
- Three Double Bedrooms

Entrance hall -

Hard flooring, access to all internal rooms, storage cupboard

Lounge/Diner - 5.6m x 3.1m (18'3" x 10'1")

Carpet flooring, bay window to front, sliding doors out into garden, feature fireplace with multi fuel burner

Kitchen/Breakfast Room - 3.8m x 2.9m (12'4" x 9'5")

Hard flooring, window and door to rear, a range of units in an off white finish, electric hob, eye level double oven, space for under counter drinks fridge, washing machine, tumble dryer and American Fridge/Freezer

Bedroom One - 3.2m x 2.8m (10'4" x 9'1")



Carpet flooring, window to rear, built in wardrobes

Bedroom Two - 2.9m x 3.2m (9'5" x 10'4")
Carpet flooring, bay window to front, built in wardrobes

Bedroom Three - 2.6m x 3.2m (8'5" x 10'4")
Carpet flooring, bay window to front

Bathroom - 2.1m x 1.8m (6'8" x 5'9")
Three-piece suite comprising of built in vanity unit with sink and low rise WC, jacuzzi bath tub with overhead shower, window to side and extractor fan

Shower Room - 1m x 1.8m (3'2" x 5'9")
Three-piece suite comprising of built in vanity unit with sink and low rise WC and a walk in shower

Outside -

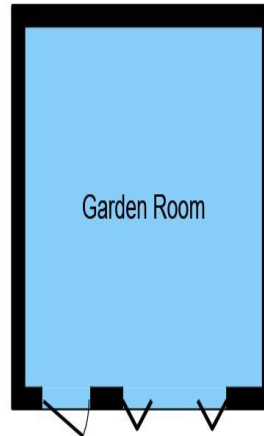
The front garden is paved allowing parking for multiple vehicles in front of the garage 5.4m x 2.4m (17'7" x 7'8") a side gate leads into the rear garden.

The rear garden is mostly laid to lawn with a large patio area and is landscaped along the borders with various shrubs and flowers. There is also a generous garden room with bi-fold doors 3.8m x 3.8m (12'4" x 12'4")





Floor Plan



Outbuilding

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

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

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

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206685 - 0007

