



Station Road, March
OIEO £260,000 Freehold

**Sharman
Quinney**

Key Features



- Potential for No Onward Chain
- Brilliant Family Home
- Three Double Bedrooms
- Walking Distance to Town Centre and Train Station
- Open Plan Lounge, Dining Room and Kitchen

Ground Floor

Entrance Hall -

Carpet flooring, understairs storage, stairs to first floor, access into lounge

Lounge - 3.6m x 4.6m (11'8" x 15'0") measured into bay window

Carpet flooring, large bay window to front overlooking front garden, open into dining room

Dining Room - 3.1m x 4m (10'1" x 13'1")

Carpet flooring, continued from lounge, open into kitchen

Kitchen/Breakfast Room - 3.7m x 3.9m (12'1" x 12'7")

Hard flooring, window to side overlooking rear garden, a range of base and wall units in a shaker



style with island breakfast bar, integrated gas hob, overhead extractor fan, eye level double oven, dishwasher and stainless-steel sink

Pantry - 1.2m x 1.2m (3'9" x 3'9")

Hard flooring, shelving, storage and space for two small fridge/freezers

Utility Room - 3.7m x 3.2m (12'1" x 10'4")

Hard flooring, window and door to side leading into rear garden, base and wall units, stainless steel sink, space for washing machine and tumble dryer, access into WC

WC - 0.9m x 2m (2'9" x 6'5")

Hard flooring, low level WC and wall mounted sink, storage shelves

First floor

Bedroom One - 4.6m x 3.6m (15'0" x 11'8")

measured into bay window

Carpet flooring, bay window to front, built in wardrobes

Bedroom Two - 3.7m x 3.9m (12'1" x 12'7")

Carpet flooring, window to side, access to loft

Bedroom Three - 3.7m x 3.1m (12'1" x 10'1") L

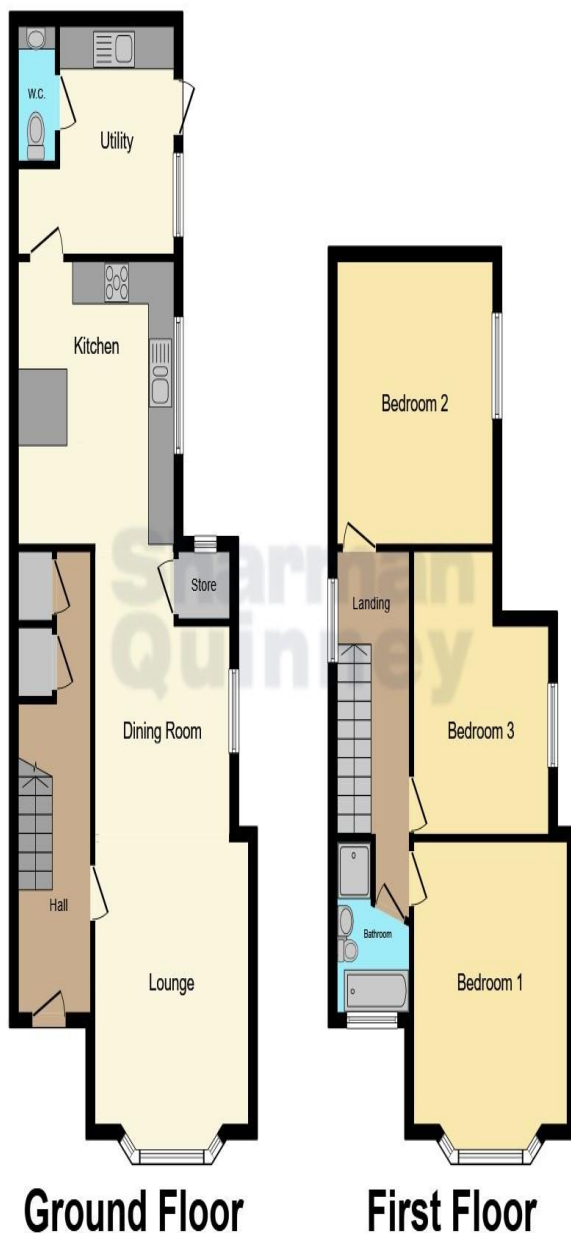
shaped, measured into biggest part

Carpet flooring, window to side, wardrobes

Bathroom - 1.7m x 3.5m

Window to front, tiled walls, four-piece suite





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

comprising of panelled bath, vanity unit with storage and built-in low-rise WC and sink and shower unit

Outside -

The front of the property is block paved and separated from the street by a low-rise brick-built wall and iron gate, there is also a raised fishpond and various shrubs along the borders, a side gate gives access to the rear garden.

The rear garden is also block paved, perfect for low maintenance, double gates off Newlands Avenue allow private off-road parking if needed. The summer house measures at 2.7m x 3.5m (8'8" x 11'4") has power and light and is fully weatherproof, the side panels can come down so is perfect for summer use and also the colder months.

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: MRC206788 - 0003

