



## Upwell Road, March

**Price: Freehold £240,000 offers in excess of**

- 24ft Lounge Diner
- 16ft Conservatory
- Off Road Parking
- 11ft Bedroom
- Utility Room
- Walking Distance To Town Centre

EPC Rating: E



#### Entrance Hall

UPVC door to front, radiator, loft access

#### Lounge Diner 7.47m x 3.62m (24'5" x 11'8")

Two UPVC windows to rear, multi fuel burner, 3 radiators

#### Conservatory 4.97m x 2.32m (16'3" x 7'6")

UPVC French door leading into the garden, UPVC windows to side and rear, radiator

#### Kitchen 3.62m x 2.42m (11'8" x 7'9")

UPVC window to side, UPVC door to side leading into the conservatory, wall and base units, integrated oven, gas hob, stainless steel sink and drainer, space for dishwasher, radiator

#### Utility Room 2.48m x 2.21m (8'1" x 7'2")

UPVC door leading into the garden, wall and base units, space for fridge freezer, washing machine and tumble dryer, two storage cupboards housing wall mounted boiler

#### Bathroom

UPVC window to side, bath, double shower, low level WC, wash hand basin, tiled walls and floor

#### Bedroom One 3.25m max x 3.24m max (10'6" x 10'6")

UPVC window to front, fitted sliding door wardrobes

#### Bedroom Two 3.62m x 2.39m (11'8" x 7'8")

UPVC window to front, radiator

#### Garden

To the front of the property there is space for off road parking and side access to the garden. The garden is block paved, various patio areas, plants and shrubs, 3 sheds, greenhouse, cold water tap

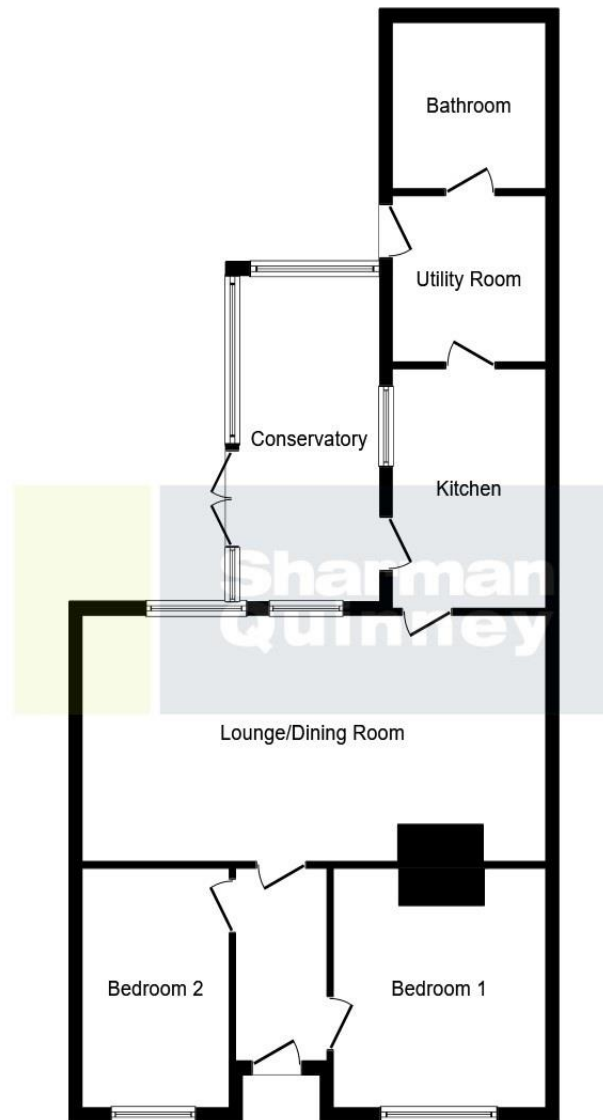


1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

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: MRC200969 - 0004

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.



## Ground 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). Plan produced for Sharman Quinney. Powered by [www.focalagent.com](http://www.focalagent.com)

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