

01354 696700 info@tpayneandco.co.uk

Ground floor

First floor

FI151 F1001

etiue-n3 Bedroom 1 Bedroom 2 **Buipue** Bedroom 3 Bedroom 4 Bathroom

Plans are for representational purposes only Plan produced using PlanUp.





While every care of guidence purpose and potential buyers are advised to recheck the means.

are advised to recheck the measurements. Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and be relied upon and whilst every care has been taken to ensure their accuracy, they should not be relied upon and porticulars, para advices are approximate a grant and and such the measurements are approximate and and the relied upon and porticulars, they should not be relied upon and porticulars, they are adviced by the relied upon and porticulars, they are adviced by the relied upon and porticulars are approximate and a for general for a property the measurements.

> Room Family

əbunoy

MC

Entrance IIall

Ground Floor

Kitchen/Diner

(;)





01354 696700 info@tpayneandco.co.uk

TPayne & Co

Beech Avenue, March, Cambs, PE15 0LG

Sought After Village Location - Beautifully Presented - Detached House - 4 Double Bedrooms - Refitted Kitchen/Diner & 2 Reception Rooms - Ground Floor WC, First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway & Double Garage - Call To View Now (01354) 696700

Offers in Excess

£345,000





Entrance Hall Double glazed entrance door to front, double glazed window to side, fitted bench unit with shoe storage and coat hooks, radiator, laminate flooring, three storage cupboard(s), stairs to first floor and door to: Kitchen/Diner 7.16m (23'6") x 2.81m (9'3") max Fitted with a matching range of base and eye level units with worktop space over, electric hob with extractor hood over and double oven, stainless steel sink, integrated fridge/freezer, dishwasher and washing machine, radiator, laminate flooring, ceiling spotlights and doubleglazed window to front and rear.

Lounge 4.97m (16'4") x 3.63m (11'11") Double glazed sliding door and window to rear, radiator and media wall with space for a TV, space for electric fire, with shelving and storage cupboard(s). Family Room 3.38m (11'1") x 2.76m (9'1") Double glazed window to front and radiator.

WC

Fitted with two-piece suite comprising, pedestal wash hand basin and low-level WC, radiator, laminate flooring and doubleglazed window to front. First Floor

Landing Airing cupboard and door to:

Bedroom 1 3.73m (12'3") x 3.95m (12'9") max Double glazed window to front, radiator and door to: En-suite Fitted with three-piece suite comprising shower cubicle, pedestal wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring and double-glazed window to front.





Bedroom 2 3.73m (12'2") x 2.86m





Outside The property has a front garden mostly laid to lawn with a pathway leading to the front door. There is a drive way to the side, leading to the double garage and side gate access into the rear garden. The rear garden is enclosed and comprises of a patio area with pergola, lawn and borders with plants & tree(s).

EPC - C



(9'3") Double glazed window to front, built in wardrobe and radiator.

Bedroom 3 3.37m (11'1") x 2.71m (8'11") Double glazed window to rear and radiator. 2.91m (9'7") max Double glazed window to rear and radiator. Bathroom Fitted with three-piece suite comprising bath with electric shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, vinyl flooring and double-glazed window to rear.



