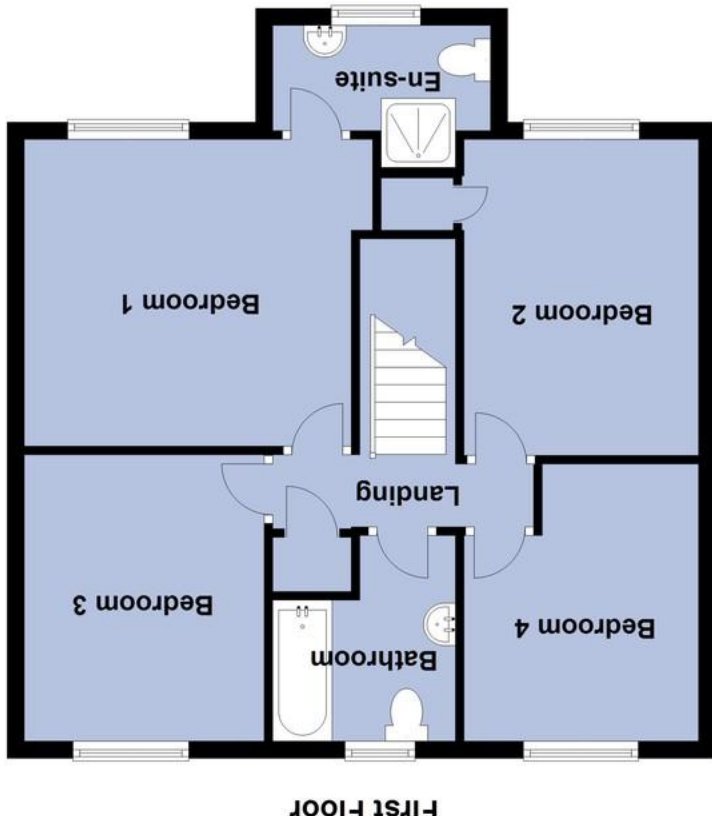


Plans are for representational purposes only. Plan produced using Planip.



FIRST FLOOR

First floor



Ground Floor

Ground floor

01354 696700 info@tpayneandco.co.uk

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Ground Floor

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 double-

glazed 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 double-glazed 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.



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Bedroom 2

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

Bedroom 4

3.36m (11') max x 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.

Outside

The property has a front garden mostly laid to lawn with a pathway leading to the front door. There is a driveway 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



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