



Heron Way, Benwick, March, Cambs, PE15 0UA

Village Location - Semi Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge/Diner - Family Bathroom, En-suite & Ground Floor WC - Enclosed Rear Garden - 2 Allocated Parking Spaces - Call To View (01354) 696700

£210,000



Ground Floor

Entrance Hall

Double glazed entrance door, stairs to first floor, tiled flooring and electric radiator.

Kitchen/Breakfast Room

3.36m (11') x 2.48m (8'2")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, extractor fan, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in electric hob with extractor hood over, double glazed window to front and tiled flooring.

max Lounge/Diner

4.55m (14'11") x 4.14m (13'7")
Double glazed window to rear, double glazed double doors to garden, under-stairs storage cupboard, electric storage heaters and tiled flooring.

WC

Double glazed window to side,

fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, electric heater and tiled flooring.

First Floor

Landing

Airing cupboard and stairs to ground floor.

Bedroom 1 2.57m (8'5") max x 2.99m (9'2")

Double glazed window to front, built-in double wardrobes, electric radiator, door to:

En-suite 2.55m (8'4") x 1.35m (4'5")

Fitted with a three piece suite comprising pedestal wash hand basin, low level WC and tiled shower enclosure, tiled splashbacks, vinyl flooring and extractor fan.

Bedroom 2 3.17m (10'5") x 2.57m (8'5")

Double glazed window to rear and

electric radiator.

Bedroom 3 2.33m (7'8") x 1.89m (6'2")

Double glazed window to rear and electric radiator.

Bathroom 1.91m (6'3") x 1.89m (6'2")

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, fully tiled walls, double glazed window to front, heated towel rail, electric radiator, tiled flooring and spotlights.

Outside

The front garden is laid to slate chippings with a path leading to the front door. There is a side gate giving access to the enclosed rear garden which is mainly laid to gravel with a patio area, decked area and a timber shed. The property has two allocated parking spaces to the rear.

EPC Rating: D



Call to arrange a viewing 01354 696700

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Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.