



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

Beautifully Presented - Detached Coach House - Village Location - 2 Bedrooms - Open Plan Kitchen/Lounge/Diner  
- Bathroom - Enclosed Garden - Garage - Off Road Parking - Call To View (01354) 696700

**£145,000**





## Ground Floor

**Entrance Hall**  
Laminate flooring and stairs leading to the first floor.

**Garage**  
Connected with power and lighting, plumbing for washing machine, space for fridge freezer, door to under stair storeroom and fitted with an up and over door.

## First Floor

**Landing**  
Double glazed window to rear, electric radiator, airing cupboard and fitted carpet.

**Open Plan Kitchen/Lounge/Diner**  
5.39m (17'6") x 3.63m (11'9")  
Fitted with a matching range of base and eye level units with worktop space over, composite sink with tiled splashbacks, integrated fridge/freezer and slimline dishwasher, built-in electric oven, built-in electric hob, double glazed window to front, double glazed window to rear, electric radiator and wooden flooring.

**Bedroom 1**  
4.13m (13'5") x 3.51m (11'5")  
MAX  
Double glazed window to front, two built in double wardrobes, electric radiator and fitted carpet.

**Bedroom 2**  
3.36m (11') x 2.08m (6'8")  
Double glazed window to front, electric radiator and fitted carpet.

## Bathroom

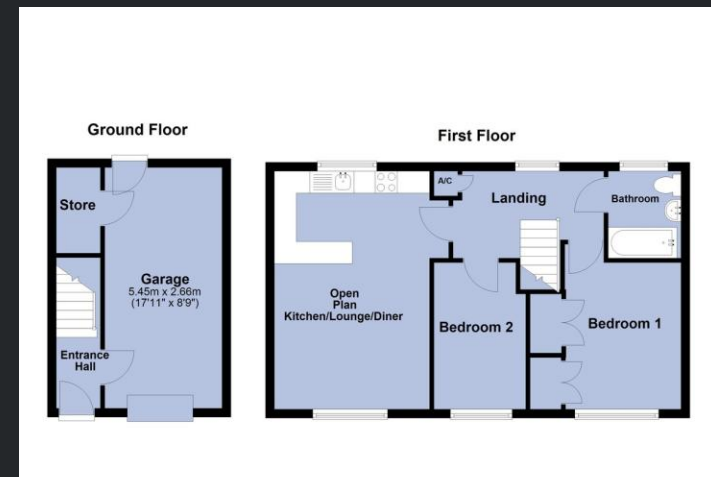
Fitted with three piece suite comprising panelled bath with showerhead over, wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail and vinyl flooring.

## Outside

The property offers parking to the front of the property two vehicles.

To the rear is an enclosed garden which comprises gravelled seating area and artificial lawn as well and many well-established plants and shrubs.

EPC- TBC



Call to arrange a viewing **01354 696700**

**T Payne & Co**  
SALES & LETTINGS

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.