



## The Birches, March, PE15 8DQ

Mid Terraced House - Deceptively Spacious - 2 Double Bedrooms - Kitchen & Lounge/Diner - Ground Floor WC - First Floor Bathroom - Enclosed Rear Garden - Allocated Parking To The Front - Call To View (01354) 696700

**£185,000**



#### Ground Floor

Entrance Hall  
Entrance door and double-glazed window to front, radiator, tiled flooring, stairs to first floor and door to:

Kitchen  
3.79m (12'5") x 1.82m (5'9") max  
Fitted with a matching range of base and eye level units with worktop space over, sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, induction hob with extractor hood over and oven, radiator, tiled flooring, ceiling spotlights and double-glazed window to front.

WC  
Fitted with two-piece suite comprising, wash hand basin with tiled splashbacks, low-level WC and vinyl flooring.

#### Lounge/Diner

4.17m (13'8") x 3.62m (11'11")  
Double glazed double sliding door to rear, radiator and tiled flooring.

#### First Floor

##### Landing

Fitted carpet, boiler cupboard and door to:

##### Bedroom 1

3.62m (11'11") x 2.97m (9'9") max  
Double glazed window to rear, fitted carpet, two built in double wardrobe(s) and radiator.

##### Bedroom 2

3.61m (11'10") x 2.69m (8'10") max  
Double glazed window to front, fitted carpet, built in double wardrobe and radiator.

#### Bathroom

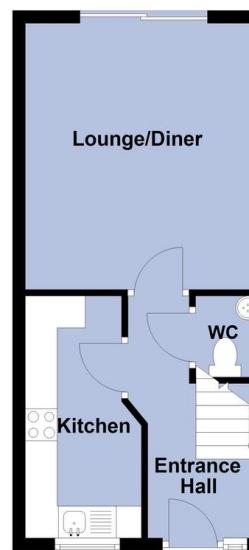
Fitted with three-piece suite comprising bath, pedestal wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring and ceiling spotlights.

#### Outside

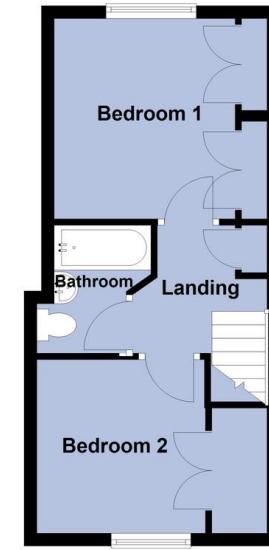
The property has two allocated parking spaces to the front and an enclosed garden to the rear comprising of patio and lawn.

#### EPC - TBC

#### Ground Floor



#### First Floor



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.