



**27 The Birches, March PE15 8DQ**



**welcome to**

## **The Birches, March**

- End Terraced House
- Two Bedrooms
- Gas Fired Central Heating
- Double Glazed Windows
- Lounge / Dining Room

Tenure: Freehold EPC Rating: D

**£175,000**

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### **Entrance Door** to

### **Hall**

Stairs leading off. Window to front. Radiator.

### **Ground Floor Cloakroom**

Low level wc. Wash hand basin. Extractor fan.

### **Lounge**

13' 8" x 11' 10" ( 4.17m x 3.61m )  
Window to side. Patio doors to garden. Radiator. TV point. Telephone point.

### **Kitchen**

12' 4" x 5' 11" ( 3.76m x 1.80m )  
Window to front. Single drainer sink with mixer taps. Tiled splashbacks to work surfaces. Electric oven, gas hob and extractor above. Plumbing for washing machine. Integrated fridge and integrated freezer. Radiator. Wall units with matching work surfaces and storage cupboards underneath.

### **Stairs To First Floor Landing**

Loft access. Separate storage cupboard housing the gas central heating boiler.

### **Bedroom One**

9' 10" x 9' 6" ( 3.00m x 2.90m )  
Window to rear. Radiator. Double fitted wardrobes to one wall.

### **Bedroom Two**

8' 10" x 8' 5" ( 2.69m x 2.57m )  
Window to front. Radiator. Fitted wardrobes to one wall.

### **Bathroom**

Window to side. Panelled bath with shower above. Pedestal hand wash basin. Shaver point with light. Radiator. Extractor fan. Part tiled walls.

### **Outside**

Front gardens are open plan, laid to gravel with path to front entrance. There is a block paved drive to side for off road parking.

Rear gardens are fully enclosed, laid to gravel for low maintenance. Garden shed.



**Property Ref:**

MCH111168 - 0002

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