



**Pocklington Court, March PE15 9JG**

## welcome to Pocklington Court, March

- Three Bedroom Semi Detached House
- Gas Central Heating
- Double Glazed Windows
- En suite to Bedroom One
- Off Road Parking
- Town Centre Location

Tenure: Freehold  
EPC Rating: B

offers in excess of  
**£200,000**

**view this property online** [williamhbrown.co.uk/Property/MCH111273](http://williamhbrown.co.uk/Property/MCH111273)



**Property Ref:**  
MCH111273 - 0005

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### Entrance Hall

Stairs leading off. Smoke alarm. Radiator.

### Ground Floor Cloakroom

Low level wc. Wash hand basin with storage under. Radiator.

### Lounge

15' 1" x 9' 7" ( 4.60m x 2.92m )  
Window to rear. Radiator. TV point.

### Kitchen

12' 1" x 11' 2" ( 3.68m x 3.40m )  
Bay window to front, single drainer sink with mixer taps, 1 1/4 bowl, tiled splashbacks to work surfaces, electric oven , gas hob and cooker hood above, integrated dishwasher, radiator, wall units with matching work surfaces and storage cupboards underneath.

### Stairs To First Floor Landing

Window to rear. Radiator. Smoke alarm. Stairs to second floor.

### Bedroom Two

11' 3" x 8' 4" ( 3.43m x 2.54m )  
Window to front. Radiator. TV point.

### Bedroom Three

9' 1" x 6' 3" ( 2.77m x 1.91m )  
Window to rear. Radiator. TV point.

### Stairs To Top Floor

Gas central heating boiler. Storage cupboard.

### Bedroom One

15' 5" x 10' 3" ( 4.70m x 3.12m )  
Window to front. Radiator. TV point. Telephone point.

### En Suite

Comprising of a four piece suite. Window to rear. Panelled bath. Shower cubicle. Pedestal hand wash basin. Extractor fan. Low level wc. Part tiled walls. Shaver point. Radiator. Heated towel rail. Loft access.

### Bathroom

Situated on first floor. Radiator. Panelled bath. Pedestal hand wash basin. Extractor fan. Shaver point. Low level wc. Part tiled walls.

### Outside

Rear gardens are enclosed. Block paved for low maintenance plus allocated parking to the property.

### Please Note

There is currently a tenant in situ.



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