









welcome to

Ireton Way, March

Detached House - Three Bedrooms - Two Bathrooms - Lounge plus Separate Dining Area Kitchen with Utility Room - Family Room - Rear Gardens - Off Road Parking - Cul-de-sac Location













Entrance Door

to

Hall

Radiator. Stairs leading off.

Ground Floor Cloakroom

Window to rear. Low level wc. Wash hand basin. Radiator.

Lounge

14' 6" into bay x 12' 7" (4.42m into bay x 3.84m) Window to front. Radiator. Feature fireplace with gas fire, wood effect hearth and wood surround. TV point.

Dining Area

9' 8" x 8' 2" ($2.95 \text{m} \times 2.49 \text{m}$) Window to rear. Radiator. Open plan to lounge.

Family Room

15' 6" x 7' 9" (4.72m x 2.36m) Window to front. Radiator.

Kitchen

9' 9" x 8' 4" (2.97m x 2.54m)

Window to rear. Single drainer sink with mixer taps, 1 1/4 bowl. Double oven, gas hob and cooker hood above. Storage cupboard. Wall units with matching work surfaces and storage under.

Utility Room

7' 7" x 5' 5" (2.31m x 1.65m)

Window to rear. Door to rear. Plumbing for washing machine. Gas central heating boiler (wall mounted) Radiator.

Stairs To First Floor Landing

Loft access. Airing cupboard housing hot water tank, which is lagged.

Bedroom One

11' 9" x 9' 10" (3.58m x 3.00m)

Window to front. Radiator. TV point. Double integral wardrobe.

En Suite

Window to front. Radiator. Low level wc. Pedestal wash hand basin. Shower cubicle. Shaver point.

Bedroom Two

9' 4" x 9' 4" (2.84m x 2.84m) Window to rear. Integral wardrobe.

Bedroom Three

13' 9" x 8' (4.19m x 2.44m) Window to front. Window to rear. Radiator.

Bathroom

Window to rear. Panelled bath. Low level wc. Radiator. Pedestal wash hand basin. Window to rear.

Outside

Front gardens are open plan, laid to grass. There is a drive to the side for off road parking.

Rear gardens are enclosed. Patio area. Further gardens are laid to grass.





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Ireton Way, March

- Detached House
- Three Bedrooms
- En Suite to Bedroom One
- Kitchen with Utility Room
- Lounge plus Separate Dining Area
- Family Room
- Off Road Parking

Tenure: Freehold EPC Rating: D

offers in excess of

£290,000





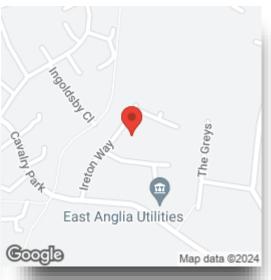
First Floor

his floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for an purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.









Please note the marker reflects the postcode not the actual property





Property Ref: MCH111692 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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