



Landau Way, March PE15 8YB

welcome to

Landau Way, March

**** NO ONWARD CHAIN ** Cul-de-sac Location ** Two Double Bedrooms ** Conservatory ** Garage ** Enclosed Rear Gardens ****



Entrance Porch

Double glazed double doors. Tiled floor.

Entrance Door

Double glazed door to

Hall

L shaped. Loft access. Shelved cupboard. Radiator. Airing cupboard.

Lounge

17' 3" x 10' 5" (5.26m x 3.17m)

Double glazed window to front. Double glazed patio doors to conservatory. Two radiators. TV point.

Kitchen / Breakfast Room

10' 7" x 10' 5" (3.23m x 3.17m)

Fitted kitchen with single drainer stainless steel sink. Worktop surfaces with cupboards and drawers under. Matching wall cupboards. Wall mounted gas central heating boiler in cupboard. Plumbing for washing machine. Fitted oven, hob and extractor hood. Tiled floor. Radiator. Double glazed window to rear. Double glazed door to

Conservatory

13' 9" x 11' 6" (4.19m x 3.51m)

Part brick, part upvc double glazed. Windows to side and rear. Double glazed french doors. Laminate flooring. Radiator.

Bedroom One

10' 2" x 8' 9" (3.10m x 2.67m)

(measured to front of range of fitted wardrobe cupboards) Double glazed window to rear. Radiator.

Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m)

Double glazed window to front. Built in wardrobes. Radiator.

Bathroom

Window to side. Radiator. Panelled bath with mixer taps over. Pedestal wash hand basin. Close coupled wc. Extractor fan. Tiled floor. Fully tiled walls.

Outside

The property has an open plan front garden laid to stone with shrubs. There is a side drive leading to the garage.

Gated access leads to the enclosed rear gardens with patio. Outside security light and tap.

Garage

17' 1" x 7' 5" (5.21m x 2.26m)

Up and over door. Power and lighting. Door to side.



view this property online williamhbrown.co.uk/Property/MCH112355

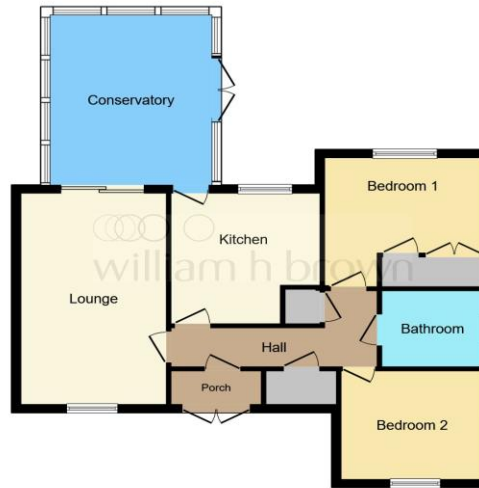


welcome to Landau Way, March

- Detached Bungalow
- Two Bedrooms
- Conservatory
- Enclosed Rear Gardens
- Garage
- Cul-de-sac Location
- NO ONWARD CHAIN

Tenure: Freehold
EPC Rating: D

offers in excess of
£240,000



This 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 any 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

view this property online williamhbrown.co.uk/Property/MCH112355



Property Ref:
MCH112355 - 0014

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk