



Gaul Road, March PE15 9RQ

welcome to Gaul Road, March

- Detached Cottage
- Just off Town Centre
- Double Glazed Windows
- Gas Central Heating
- Unique Style

Tenure: Freehold
EPC Rating: E

offers in excess of
£320,000

Entrance Hall

Coloured glass window to front. Door. Stairs leading to first floor.

Lounge

13' 7" x 10' 5" (4.14m x 3.17m)
Windows to front and side. Radiator. Tiled open fireplace with open hearth.

Dining Rom

16' 5" x 9' 6" (5.00m x 2.90m)
Dual aspect windows. Fitted gas fire with back boiler in a timber surround. Radiator. Cupboard under stairs.

Kitchen

14' 9" x 10' 2" (4.50m x 3.10m)
(overall measurements) Window and door to side. 1 1/2 bowl stainless steel sink. Worktop surface with cupboards and drawers under. Part tiled walls. Wall cupboards. Plumbing for washing machine. Radiator. French doors to

Conservatory

15' x 6' 8" (4.57m x 2.03m)
Part timber, part glazed. Door to rear. Tiled floor. Radiator.

Ground Floor Bathroom

P shaped bath with electric shower and screen over. Low level wc. Pedestal wash hand basin. Radiator. Tiled floor. Tiled walls.

Stairs To First Floor Landing

Window to rear.

Bedroom One

13' 7" x 10' 4" (4.14m x 3.15m)
Dual aspect windows. Radiator.

En Suite Cloakroom

Pedestal wash hand basin. Low level wc. Heated towel rail. Radiator. Tiled walls.

Bedroom Two

12' 2" x 10' 5" (3.71m x 3.17m)
(measured into dormer window to front) Fitted cupboard. Radiator.

Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)
Window to rear. Radiator.

Outside

The property has a brick wall frontage to Gaul Road with pedestal gate and path leading to front entrance door. The front gardens are laid to mature shrubs and gravel. There is a block paved side drive leading to the rear with individually designed entrance gates which leads to the covered car port. Further enclosed patio area surrounded by shrubs.



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Property Ref:
MCH112069 - 0007

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