



Dartford Road, March PE15 8BQ

welcome to Dartford Road, March

- Excellent Investment Opportunity
- Cottage & Business Premises
- Double Glazed
- Enclosed Gardens
- Just off Town Centre
- Double Garage & Additional Parking for Two Cars to Rear

Tenure: Freehold
EPC Rating: D

offers in excess of
£190,000

view this property online williamhbrown.co.uk/Property/MCH112569



Property Ref:
MCH112569 - 0004

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.

Lounge

12' 1" x 10' 9" (3.68m x 3.28m)
Double glazed front entrance door and window. Wall lights. Radiator.

Dining Room

12' 2" x 8' 1" (3.71m x 2.46m)
Radiator. Wall lights. Open plan stairs to first floor. Opening to

Kitchen

12' 8" x 8' (3.86m x 2.44m)
Double glazed window to rear. 1 1/4 bowl sink. Worktop surfaces with cupboard and drawers under. Tiled splashbacks and matching wall cupboards. Plumbing for washing machine. Stairs to first floor. Door to

Side Lobby / Hallway

Stairs To First Floor Landing

Bedroom One

12' 2" x 10' 9" (3.71m x 3.28m)
Double glazed window to front.
Radiator. Loft access.

Bathroom

Part tiled. Double glazed window to rear. Panelled bath. Pedestal wash hand basin. Low level wc. Radiator. Boiler cupboard housing recently installed Viessman gas central heating boiler.

Business Premises

Note - these premises narrow to the rear.

Double glazed window to side and door to front. Night storage heaters. Florescent strip lights.

Utility Area

11' 5" x 4' 8" (3.48m x 1.42m)
Single drainer stainless steel sink. Plumbing for washing machine. Tiled splashbacks. Cupboards. Door to rear. (Internal door to cottage)

Internal Hall

Radiator. Rear lobby.

Cloakroom

Low level wc. Vanity wash hand basin.

Outside

Small walled front garden.

Rear gardens have side entrance gate. Two patio areas. Shrubs.

Garage

Up and over door. Personal door to rear. Power and lighting.

Additional parking spaces to the front of the garage.

Note

The cottage is currently let at £495 pcm.



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk