









welcome to

Coronation Close, March

Superb Development Opportunity** South Side of March ** Former Planning Ref: F/0314/88/O ** PLUS DETACHED BUNGALOW

Three Bedrooms - Double Garage - Sought After Location - NO ONWARD CHAIN













Entrance Door

to

Porch

to

Hall

Storage/ cloaks cupboard with shelving and rail. Telephone point. Radiator.

Cloakroom / W.C

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

Lounge

18' 8" \bar{x} 13' 1" (5.69m x 3.99m) Window to front. Radiator. TV point. Gas fire.

Kitchen

12' 4" x 12' 6" (3.76m x 3.81m)

Window to rear. Window to side. Radiator. Plumbing for washing machine. Single drainer sink. Gas central heating boiler (wall mounted) Wall units and work surfaces with storage under.

Conservatory

14' 1" x 6' 9" (4.29m x 2.06m) Patio doors to garden.

Bedroom One

15' 5" x 10' 7" (4.70m x 3.23m) Window to side. Radiator.

Bedroom Two

12' 7" x 12' 3" (3.84m x 3.73m) Window to front. Radiator.

Bedroom Three

13' x 12' 10" (3.96m x 3.91m) Window to side. Radiator.

Bathroom

Window to rear. Panelled bath. Shower mixer taps. Pedestal wash hand basin. Low level wc. Radiator. Airing cupboard housing hot water tank with immersion.

Outside

Front gardens are hedged. Double gates to drive. Additional grass paddock to the side which benefitted from planning permission, which has now expired.

Drive to the double garage.

Side gardens are laid to grass with hedges bordering.

Garage

18' 3" x 16' 5" (5.56m x 5.00m) Electric up and over door. Electric and lighting laid on. Store Room to the rear (18ft 3ins x 5ft 11ins) Door to ear.

Please Note

This is a superb development opportunity where the additional land had planning permission (which has now expired)

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





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Coronation Close, March

- Superb Development Opportunity
- Detached Three Bedroom Bungalow with Plot
- NO ONWARD CHAIN
- Former Planning Ref: F/0314/88/O
- Double Garage

Tenure: Freehold EPC Rating: C

offers in excess of

£435,000



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.



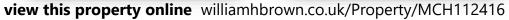




Cavalry Park
Field Bau

Map data ©2024

Please note the marker reflects the postcode not the actual property





Property Ref: MCH112416 - 0007 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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