









welcome to

Russell Avenue, March

Three / Four Bedrooms - Two Bathrooms - Kitchen / Breakfast Room - Lounge plus Separate Dining Room Generous Rear Gardens ** Convenient to British Rail Station and Town Centre













Entrance Door

to

Hall

Stairs leading off. Radiator. Laminate floor.

Lounge

14' 10" x 11' 4" ($4.52m \times 3.45m$) Window to front. Window to side. Laminate floor. Radiator. TV point.

Dining Room

20' \times 9' 7" (6.10m \times 2.92m) Window to side. Window to rear. Radiator. Laminate floor. Three storage cupboards.

Kitchen / Breakfast Room

16' x 11' 3" (4.88m x 3.43m)

Single drainer sink with mixer taps. Plumbing for washing machine. Windows to rear and side. Tiled floor. Radiator. Door to rear. Wall units with matching work surfaces and storage under.

Study / Bedroom Four

10' 9" x 7' 8" (3.28m x 2.34m) Window to rear. Tiled floor, Radiator.

Ground Floor Shower Room

Low level wc. Shower cubicle. Heated towel rail. Pedestal wash hand basin. Extractor fan.

Stairs To First Floor Landing

Bedroom One

12' 10" x 9' (3.91m x 2.74m)

Window to rear. Radiator. Laminate floor. Integral wardrobe. Storage cupboard housing gas central heating boiler.

Bedroom Two

10' 5" plus door recess x 10' 11" (3.17m plus door recess x 3.33m)

Window to front. Window to side. Laminate floor. Integral wardrobe. Radiator.

Bedroom Three

10' 9" max x 8' max (3.28m max x 2.44m max) Window to front. Radiator. Laminate floor. Integral wardrobe.

Bathroom

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

Outside

Front garden is open plan.

Rear garden is enclosed. Covered area which is tiled ideal for storage and bbq. Outside tap. Further garden is decked, laid to grass with shrubs bordering.





welcome to

Russell Avenue, March

- **End Terraced House**
- Three / Four Bedrooms
- Gas Fired Central Heating
- Lounge plus Separate Dining Room
- Kitchen/ Breakfast Room
- **Enclosed Rear Garden**
- Convenient to Town Centre & British Rail Station

Tenure: Freehold EPC Rating: C

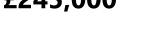




First Floor

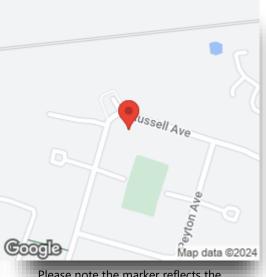
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

£245,000









Please note the marker reflects the postcode not the actual property

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Property Ref: MCH113071 - 0006 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 quidance 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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