









welcome to

Silver Street, MARCH

Detached House - Four Bedrooms - En Suite to Bedroom One - 36ft Kitchen / Dining / Family Room 19ft Lounge - Utility - Off Road Parking - Viewing Recommended













Entrance Door

to

Hall

Stairs leading off. Radiator. Tiled floor.

Cloakroom

Low level wc. Radiator. Tiled floor. Extractor fan. Vanity wash hand basin.

Lounge

19' 10" x 13' 9" ($6.05m \times 4.19m$) Window to front. French doors to rear garden. Two radiators. TV point.

Kitchen/ Dining / Family Room

36' 2" max x 12' 8" (11.02m max x 3.86m) Windows to rear. Windows to front. French doors to rear and side. Vaulted ceiling. Tiled floor. Electric double oven, ceramic hob and cooker hood above. Integrated dishwasher, fridge and freezer. Single drainer sink with mixer taps, 1 1/4 bowl. Breakfast bar. Gas central heating boiler (wall mounted). Wall units with matching work surfaces and storage under.

Utility Room

7' 2" x 5' 7" (2.18m x 1.70m) Window to rear. Single drainer sink with mixer taps. Plumbing for washing machine. Tiled floor.

Stairs To First Floor Landing

Radiator. Window to rear.

Bedroom One

13' 8" max x 10' 5" (4.17m max x 3.17m) Window to front. Radiator.

En Suite

Window to front. Heated towel rail. Shower cubicle. Pedestal wash hand basin. Low level wc. Extractor fan. Tiled floor.

Bedroom Two

11' 1" x 9' 2" (3.38m x 2.79m) Window to front. Radiator.

Bedroom Three

11' 11" x 8' 4" (3.63m x 2.54m) Two windows to rear, Radiator.

Bedroom Four

10' x 9' 2" (3.05m x 2.79m) Window to rear. Radiator.

Bathroom

Window to front. Extractor fan. Tiled floor. Vanity wash hand basin with storage under. Low level wc. Panelled bath with shower above.

Outside

Front garden is open plan, block paved for multi vehicle parking.

Rear garden is enclosed with patio area. Further garden is laid to grass.

Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





welcome to

Silver Street, MARCH

- **Detached House**
- **Four Bedrooms**
- En Suite to Bedroom One
- Convenient to British Rail Station
- 36ft Kitchen / Dining / Family Room
- Generous Rear Garden & Off Road Parking
- Viewing Recommended

Tenure: Freehold EPC Rating: B

offers in the region of

£335,000





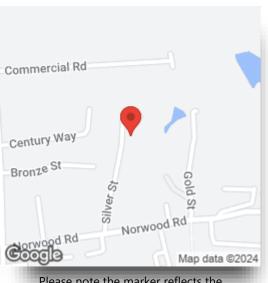
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No lebility at taken for any error, omission or misstatement. A party must rely uono its own inspections). Powered by www.fooalagent.









Please note the marker reflects the postcode not the actual property

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Property Ref: MCH112710 - 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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