



54 Hereward Street, March PE15 8LZ

welcome to

Hereward Street, March

Detached House - Three Bedrooms - Gas Fired Central Heating - Double Glazed Windows - Lounge plus Separate Dining Room
- Kitchen / Breakfast Room - Generous Rear Gardens - Convenient to Town Centre and British Rail Station



Please 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.

Entrance Door

to

Hall

Laminate floor. Stairs leading off.

Ground Floor Cloakroom

Vanity wash hand basin. Low level wc.

Lounge

14' 6" x 12' 2" into bay (4.42m x 3.71m into bay)

Bay window to front. TV point. Two radiators. Feature fireplace with wood surround.

Dining Room

11' 4" x 12' 5" (3.45m x 3.78m)

Window to rear. Radiator. Laminate floor.

Kitchen / Breakfast Room

16' 9" x 9' 3" (5.11m x 2.82m)

Window to side. Window to rear. Single drainer sink with double bowl and mixer taps. Plumbing for washing machine. Radiator. Door to side. Cooker hood. Wall units with matching work surfaces and

storage under.

Stairs To First Floor Landing

Loft access. Window to side.

Bedroom One

10' 4" to wardrobes x 10' (3.15m to wardrobes x 3.05m)

Window to front. Fitted wardrobes. Radiator.

Bedroom Two

10' 11" max x 11' 4" (3.33m max x 3.45m)

Window to rear. Fitted wardrobes. Storage cupboard housing gas central heating boiler.

Bedroom Three

7' 11" x 7' 8" (2.41m x 2.34m)

Window to front. Radiator.

Bathroom

Window to rear. Panelled bath with shower mixer taps. Radiator. Low level wc. Pedestal wash hand basin. Extractor fan.

Outside

Front gardens are fenced, laid to gravel with mature trees and shrubs inset.

There is gated access to the rear.

Rear gardens are enclosed. Lawned area. Outside tap. Mature trees and shrubs bordering. Pond to rear. Timber store to rear.



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- Three Bedroom Detached House
- Lounge plus Separate Dining Room
- Kitchen / Breakfast Room
- Ground Floor Cloakroom
- Generous Rear Gardens
- Convenient to Town Centre

Tenure: Freehold EPC Rating: E

£325,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH112140 - 0003

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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