



West End, March PE15 8DE



welcome to

West End, March

Extended Detached Cottage - Three Bedrooms - Two Bathrooms - Oak Flooring Vaulted & Beamed Ceilings - Enclosed Rear Gardens & Off Road Parking * Viewing Recommended *













Entrance Door

Hall Bare polished floor boards.

Lounge

16' 10" x 11' 6" ($5.13m \times 3.51m$) Bare polished floor boards. Vaulted ceiling with skylights. Bi folding doors to side. Radiator. Open plan to

Family / Dining Area

17' 3" x 11' 3" (5.26m x 3.43m) Window to front. Bare polished floor boards. Radiator. Exposed brick and original beamed ceiling.

Kitchen / Breakfast Room

17' 9" x 13' 1" (5.41m x 3.99m) Window to front. Radiator. Range cooker with cooker hood. Radiator. French doors to garden. Centre island/ breakfast bar. Single drainer sink with mixer taps. Original beamed ceiling. Exposed brickwork. Oak worktops.

Utility Room

9' 5" x 7' 8" (2.87m x 2.34m) Single drainer sink with mixer taps. Stable door to garden. Gas central heating boiler (wall mounted). Storage cupboards. Vaulted ceiling. Inner Lobby Window to side.

Ground Floor Shower Room

Shower cubicle. Vanity wash hand basin with storage under. Low level wc. Shower cubicle. Skylight. Shaver point. Heated towel rail. Tiled floor.

Stairs To First Floor Landing

Bedroom One

16' x 12' 7" (4.88m x 3.84m) Window to front. Radiator.

Bedroom Two

16' x 9' 1" (4.88m x 2.77m) Window to front. Radiator.

Bathroom

Window to front. Low level wc. Heated towel rail. Jacuzzi bath with mixer taps. Pedestal wash hand basin. Part tiled walls. Extractor fan.

Bedroom Three (Ground Floor)

11' 9" x 8' 4" (3.58m x 2.54m) Window to side. Radiator.

Outside

Rear garden is enclosed with patio area and laid to grass. Outside sockets. Outside tap. Raised borders. Gated access to multi vehicle off road parking (via Lake Close, off Elliott Road).





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- **Extended Detached Cottage**
- Three Bedrooms
- Two Bathrooms
- 17ft x 13ft Kitchen / Breakfast Room
- Utility Room
- Lounge plus Separate Dining Area
- Enclosed Rear Garden
- **Off Road Parking** .

Tenure: Freehold EPC Rating: C

£350,000



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. N cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for must rely upon its own inspection(s). Powered by www.for





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Property Ref:

MCH111138 - 0004

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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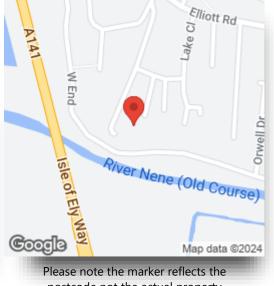


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postcode not the actual property