



West Close, MARCH PE15 8EW

welcome to

West Close, MARCH

Semi Detached House - Three Bedrooms - Gas Fired Central Heating - Kitchen/ Breakfast Room - Enclosed Rear Garden & Off Road Parking **
Viewing Recommended **



Entrance Door

to

Hall

Door to front. Window to side. Stairs leading off.

Lounge

14' 7" x 10' 11" (4.45m x 3.33m)

Window to front. Radiator. TV point.

Kitchen / Breakfast Room

18' 4" x 10' 1" (5.59m x 3.07m)

Two windows to rear. Gas central heating boiler (wall mounted) Single drainer sink with mixer taps, 1 1/4 bowl. Tiled floor. Radiator. Plumbing for dishwasher and washing machine. Wall units with work surfaces and storage under.

W.C

Low level wc. Window to side. Side access with door and cupboard.

Porch

Side access with door and cupboard.

Stairs To First Floor Landing

Window to side. Loft access. Airing cupboard.

Bedroom One

12' x 11' (3.66m x 3.35m)

Window to front. Radiator. Laminate floor.

Bedroom Two

11' 8" x 8' 6" (3.56m x 2.59m)

Window to rear. Radiator.

Bedroom Three

9' 3" x 8' 3" (2.82m x 2.51m)

Window to front. Radiator.

Bathroom

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

Outside

Front garden is fenced, laid to gravel for multi vehicle off road parking.

Rear garden is enclosed with patio area and laid to grass. Outside tap.



view this property online williamhbrown.co.uk/Property/MCH113466



welcome to

West Close, MARCH

- Semi Detached House
- Three Bedrooms
- Gas Central Heating
- Kitchen / Breakfast Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MCH113466](https://www.williamhbrown.co.uk/Property/MCH113466)



Property Ref:
MCH113466 - 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 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)