









welcome to

Cavalry Drive, March

Individual Detached House - Four Bedrooms - Two Bathrooms - Kitchen/ Breakfast Room - Utility Room Enclosed Rear Garden with Office Pod - Garage - 2 kw Solar Panels Included ** Viewing Recommended **













Entrance Door

to

Hall

Stairs leading off. Radiator. Storage cupboard. Wooden flooring.

W.C

Low level wc. Heated towel rail. Vanity wash hand basin. Wooden flooring.

Lounge

19' 5" x 13' 2" (5.92m x 4.01m)

Window to front. Radiator. TV point. Telephone point. Range of fitted storage cupboards to one wall.

Kitchen/ Breakfast Room

17' 3" x 11' 9" (5.26m x 3.58m)

Bi fold doors to garden. Single drainer sink with mixer taps, 1 1/4 bowl. TV point. Ceramic hob, cooker hood and electric double oven. Integrated dishwasher. Integrated fridge and freezer. Wall units with matching work surfaces and storage under.

Utility Room

8' 5" x 7' 4" (2.57m x 2.24m)

Single drainer sink with mixer taps. Window to rear. Plumbing for washing machine. Space for tumble dryer. Gas central heating boiler. Tiled floor. Radiator.

Stairs To First Floor Landing

Radiator. Window to side. Loft access.

Bedroom One

12' 10" \times 11' 2" ($3.91m \times 3.40m$) Window to front. Radiator. TV point. Range of fitted wardrobes. Telephone point.

En Suite

Heated towel rail. Low level wc. Tiled floor. Vanity wash hand basin with storage under. Extractor fan. Shower cubicle.

Bedroom Two

11' 2" x 10' (3.40m x 3.05m) Window to rear. Radiator. TV point.

Bedroom Three

11' 9" x 8' 5" (3.58m x 2.57m) Window to rear. Radiator. TV point.

Bedroom Four

9' 9" x 7' (2.97m x 2.13m) Window to front. Radiator.

Bathroom

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

Outside

Front gardens are open plan, with creative concrete for multi vehicle parking and drive to garage.

Rear garden is enclosed with decked area. Patio area. Artificial grass.

Garage

22' 2" x 10' 1" ($6.76m \times 3.07m$) Remote electric garage door. Door to side. Window to rear.

Office Pod

9' 7" x 7' 5" ($2.92m \times 2.26m$) Electric and lighting laid on. Heater.

Please Note

The property benefits from 2kw Solar Panels





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Cavalry Drive, March

- Detached House
- Four Bedrooms
- Two Bathrooms
- Kitchen / Breakfast Room
- Utility Room
- Garden Office Pod
- Garage
- 2 kw Solar Panel Included

Tenure: Freehold EPC Rating: B

offers in excess of

£400,000

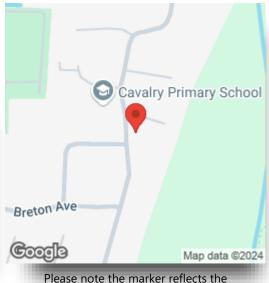




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Property Ref: MCH113519 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.





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