









welcome to

Wigstones Road, MARCH

** NO ONWARD CHAIN ** Get on the Ladder! Mid Terraced House - Two Bedrooms

Gas Fired Central Heating - Rear Garden * Viewing Recommended *













Entrance Door

Lounge

12' 1" x 11' 4" (3.68m x 3.45m) Window to front. Radiator. Feature fireplace.

Inner Lobby

Stairs leading off.

Dining Room

12' 1" x 11' 4" (3.68m x 3.45m) Window to rear. Radiator. Storage cupboard.

Kitchen

9' 6" x 7' 5" (2.90m x 2.26m) Window to side. Electric oven and gas hob. Single drainer sink with mixer taps.

Utility Room

7' 8" \times 6' 3" (2.34m \times 1.91m) Window to side. Plumbing for washing machine. Gas central heating boiler. Radiator.

Ground Floor Cloakroom

Window to rear. W.C. Radiator.

Bedroom One

13' x 12' 2" (3.96m x 3.71m) Window to front. Radiator.

Bedroom Two

12' 3" x 10' 2" ($3.73 \, \text{m} \, \text{x} \, 3.10 \, \text{m}$) Window to rear. Radiator. Loft access. Skylight.

Bathroom

Window to rear. Radiator. Panelled bath with shower mixer taps. Low level wc. Double door storage cupboard.

Outside

Front garden is fenced.

Rear garden is laid to grass.





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Wigstones Road, MARCH

- Mid Terrace House
- Two Bedrooms
- Lounge plus Separate Dining Room
- Convenient to Town Centre
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

£150,000

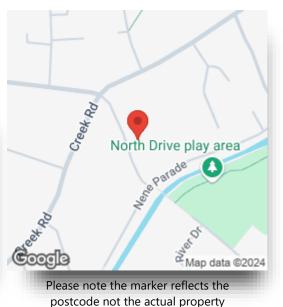


is floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No lails are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No lability is taken for any error, omission or misstatement. A party must rely upon its earn inspections (i.e., Powards by www.fooalagent).









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Property Ref: MCH113581 - 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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