









welcome to

Windsor Drive, MARCH

** NO ONWARD CHAIN ** Detached Bungalow - Four Bedrooms - En Suite to Bedroom One - Lounge plus Kitchen/ Dining Room Utility Room - Conservatory - Enclosed Rear Garden & Garage ** Viewing Recommended













Entrance Door

to

Lobby

Window to front. Door to hall.

Hall

Radiator. Airing cupboard housing hot water tank.

Lounge

18' 5" x 17' 4" (5.61m x 5.28m)

Bay window to front. Window to side. Two radiators. Feature fireplace with tiled hearth and wood mantel. TV point. Double doors to Dining Area.

Kitchen/ Diner

17' 3" x 14' 6" (5.26m x 4.42m)

Patio doors to conservatory. Window to rear. Door to Utility. Integrated dishwasher. Radiator. Single drainer sink with mixer taps, 1 1/4 bowl. Electric double oven, gas hob and cooker hood above. Wall units with matching work surfaces and storage under.

Utility Room

13' 2" x 7' 11" (4.01m x 2.41m)

Doors to front and rear. Radiator. Single drainer sink with mixer taps, 1 1/4 bowl. Tiled floor. Windows to side and rear.

Conservatory

17' 8" x 9' 10" (5.38m x 3.00m)

Tiled floor. French doors to rear. Windows to side.

Shower Room

Window to rear. Radiator. Pedestal wash hand basin. Low level wc. Tiled floor. Shower cubicle. Tiled walls.

Bedroom One

13' 7" x 9' 3" (4.14m x 2.82m)

Window to rear. Radiator. Range of bedroom furniture including two integral wardrobes. TV point.

En Suite

Window to rear. Vanity wash hand basin with storage under. Shower cubicle. Pedestal wash hand basin. Radiator. Tiled floor. Low level wc. Tiled walls.

Bedroom Two

12' 7" x 9' 6" (3.84m x 2.90m) Window to front. Radiator. Integral double door wardrobes to one wall.

Bedroom Three

10' 9" x 9' 5" (3.28m x 2.87m) Window to front. Radiator. Double integral wardrobes.

Bedroom Four

 $9' 6" \times 7' 10" (2.90m \times 2.39m)$ Window to rear. Radiator.

Bathroom

Window to rear. Vanity wash hand basin with storage under. Panelled bath. Tiled floor. Low level wc. Part tiled walls. Radiator.

Outside

Front garden is open plan laid to gravel for low maintenance with Creative Concrete drive and space for caravan/ motor home, leading to the garage.

Rear garden is enclosed with double gates to side. Outside tap. Patio area and laid to grass with mature trees and shrubs bordering.

Garage

16' 8" plus recess x 9' 10" (5.08m plus recess x 3.00m) Up and over door. Electric and lighting laid on.

Please Note

The vendor has informed us they have received professional advise and there could be the possibility, subject to any consents, of a potential building plot in the rear garden. However, no approach has been made to the Council nor has anything been applied for.

Agents 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.





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Windsor Drive, MARCH

- **Detached Bungalow**
- **Four Bedrooms**
- En Suite to Bedroom One
- **Utility Room**
- Conservatory
- **Enclosed Rear Gardens & Garage**
- NO ONWARD CHAIN

Tenure: Freehold **EPC Rating: D**

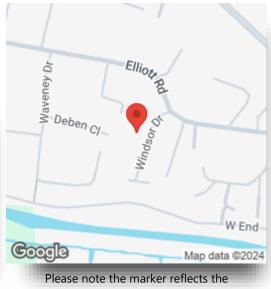
£440,000











postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH113653



Property Ref: MCH113653 - 0004 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 quidance 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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