



Cedar Close, March PE15 8RP

welcome to

Cedar Close, March

**** NO ONWARD CHAIN **** Detached Bungalow - Three Bedrooms - Gas Fired Central Heating
Double Glazed Windows - Conservatory - Fitted Kitchen - Garage **** Viewing Recommended ****



Entrance Door

to

Hall

Radiator. Airing cupboard housing hot water tank. Wooden flooring. Alarm system. Loft access.

Cloakroom

Low level wc. Pedestal wash hand basin. Extractor fan. Wooden flooring.

Lounge

20' 4" x 12' 5" (6.20m x 3.78m)
Windows to rear. French doors to conservatory. Feature fireplace with marble effect hearth and surround. TV point. Radiator.

Bedroom Three / Dining Room

13' 2" x 10' 5" (4.01m x 3.17m)
Window to side. Radiator.

Kitchen / Breakfast Room

Window to rear. Door to rear. Radiator. Single drainer sink with mixer taps. Tiled floor. Electric double oven, ceramic hob and cooker hood above.

Conservatory

13' 3" x 11' 11" (4.04m x 3.63m)
Brickbase, UPVC construction. Radiator. TV point. Door to side. Windows to rear.

Utility Room

6' 6" x 3' 9" (1.98m x 1.14m)
Window to side. Plumbing for washing machine. Tiled floor. Single drainer sink with mixer taps.

Bedroom One

12' 2" x 11' 6" (3.71m x 3.51m)
Window to front. Radiator.

Bedroom Two

12' 2" x 9' 9" (3.71m x 2.97m)
Window to side. Radiator.

Bathroom

Comprising four piece suite. Window to side. Radiator. Extractor fan. Panelled bath. Separate shower cubicle. Tiled floor. Low level wc. Pedestal wash hand basin. Shaver point.

Outside

Front garden is open plan, laid to gravel for low maintenance. There is a drive to the garage.

Rear garden is enclosed with patio area and laid to grass with trees and shrubs bordering.

Garage

17' 8" x 8' 8" (5.38m x 2.64m)
Electric roller shutter door. Electric and lighting laid on. Door to hall. Gas central heating boiler.



view this property online williamhbrown.co.uk/Property/MCH113789



welcome to Cedar Close, March

- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- Gas Central Heating
- Conservatory
- Enclosed Rear Garden
- Garage

Tenure: Freehold EPC Rating: C

offers in excess of
£340,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH113789



Property Ref:
MCH113789 - 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.

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