









# welcome to

# **Cavalry Drive, March**

\*\* NO ONWARD CHAIN \*\* Detached Bungalow - Three Bedrooms - Kitchen/ Diner - Conservatory

Garage & Off Road Parking - Enclosed Rear Garden \*\* IN NEED OF MODERNISATION \*\*













#### **Entrance Door**

to

#### **Porch**

Tiled floor.

### Hall

Radiator. Loft access. Airing cupboard housing hot water tank.

### Lounge

20' 9"  $\times$  11' 8" (  $6.32m \times 3.56m$  ) Dual aspect windows to front and side. Two radiators. Opening to

# **Kitchen / Diner**

20' 9" x 9' 8" ( 6.32m x 2.95m )

Window to front. Radiator. Storage cupboard with wall mounted boiler. Window to side. Door to side. Range of wall cupboards and base units. Single drainer sink with mixer taps. Work surfaces and tiled splashbacks. Part tiled floor.

# **Bedroom One**

13' 8" x 10' 9" ( 4.17m x 3.28m ) Window to rear. Radiator.

#### **Bedroom Two**

11' 8" x 10' 9" ( 3.56m x 3.28m ) Window to rear. Radiator.

#### **Bedroom Three**

10' 9" x 9' 9" ( 3.28m x 2.97m ) Patio doors to conservatory. Radiator.

## Conservatory

12' 2"  $\times$  9' 10" ( 3.71m  $\times$  3.00m ) UPVC/ glazed construction. Tiled floor. Door to rear. Door to garage.

#### Bathroom

Window to side. Tiled floor. Low level wc. Radiator. Panelled bath with tiled surround. Shower cubicle.

## Garage

20' 2" x 9' 8" (6.15m x 2.95m)
Up and over door to front. Window to rear. Personal door to side. Power and lighting.

#### Outside

Front garden is mainly laid to gravel with path to front door. Drive leading to garage and off road parking.

Side access to rear garden.

Rear garden is enclosed. Patio areas and paths. Mainly laid to grass. Greenhouse.

## **Please Note**

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved





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- Detached Bungalow
- Three Bedrooms
- Kitchen / Diner
- Conservatory
- Garage & Off Road Parking
- Modernisation Required
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers over

£280,000

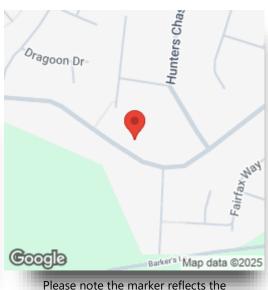




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.fowered by its contraction of the provided provide







Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/MCH113945



Property Ref: MCH113945 - 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 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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