









welcome to

Kingfisher Close, March

Stunning Family Home! Three Bedrooms - 20ft Lounge / Dining Room - 23ft Kitchen / Breakfast Room Four Piece Bathroom Suite - Enclosed Rear Gardens - Log Cabin ** Viewing Recommended **













Entrance Door

to

Hall

Laminate floor, Radiator,

Lounge

20' 2" x 12' 7" (6.15m x 3.84m) Window to front. Two radiators. Patio doors to garden. TV point.

Kitchen / Dining Room Kitchen

13' 2" x 8' 7" (4.01m x 2.62m)

Window to rear. Fitted kitchen. Door to rear garden. Single drainer sink with mixer taps, 1 1/4 bowl. Tiled splashbacks to work surfaces. Double electric oven, gas hob and cooker hood above. Integrated washing machine and dishwasher. Radiator. Wall units with matching work surfaces and storage under. Open plan to

Dining Area

13' 2" x 8' 2" (4.01m x 2.49m) Window to front. Radiator.

Stairs To First Floor Landing

The first floor benefits from air conditioning system.

Bedroom One

13' x 11' (3.96m x 3.35m) Window to front. Radiator. Fitted wardrobes.

Bedroom Two

13' 4" x 8' 7" plus recess (4.06m x 2.62m plus recess) Window to front. Radiator. Loft access. Fitted wardrobes.

Bedroom Three

8' 5" x 7' 7" (2.57m x 2.31m) Window to rear. Radiator.

Bathroom

Comprising four piece suite. Window to rear. Low level wc. Vanity wash hand basin with storage under. Heated towel rail. Free standing bath. Separate shower cubicle. Low level wc. Part tiled walls. Tiled flooring.

Outside

Hardstanding for off road parking.

Rear garden is enclosed with patio area and laid to grass. Outside tap.

Log cabin (8ft 11ins x 8ft 1in) with electric and lighting laid on.





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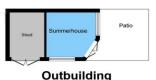
- Semi Detached House
- Three Bedrooms
- 20ft Lounge / Dining Room
- 23ft Kitchen / Breakfast Room
- Four Piece Bathroom Suite
- Enclosed Rear Garden with Log Cabin
- Viewing Recommended

Tenure: Freehold **EPC Rating: Awaited**

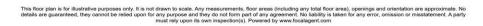




First Floor



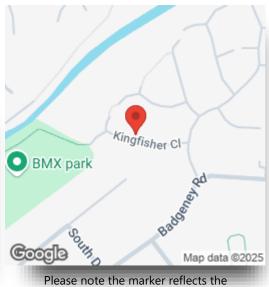
£250,000











postcode not the actual property

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Property Ref: MCH114091 - 0002 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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