









welcome to

Peterhouse Crescent, March

** NO ONWARD CHAIN ** End Terrace House - Three Bedrooms - Gas Fired Central Heating

Double Glazed Windows - Kitchen / Breakfast Room - Lounge / Dining Room - Enclosed Rear Garden ** Off Road Parking **

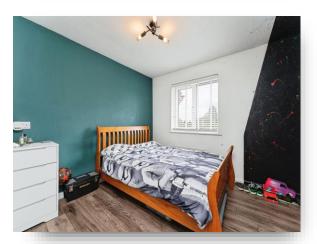












Entrance Door

to

Lobby

Stairs leading off.

Lounge

16' 8" $\max x$ 9' 3" (5.08m $\max x$ 2.82m) Window to front. French doors to garden. Laminate floor. TV point. Two radiators.

Kitchen / Breakfast Room

16' 8" x 8' 11" (5.08m x 2.72m)

Window to front. Window to rear. Door to rear. Single drainer sink with mixer taps. Ceramic hob and cooker hood above. Tiled floor. Radiator. Electric double oven. Integrated fridge, freezer and dishwasher. Wall units with matching work surfaces and storage under. Separate storage cupboard housing gas central heating boiler.

Utility Room

7' 4" x 5' 10" (2.24m x 1.78m) (timber construction) Plumbing for washing machine. Door to rear.

Stairs To First Floor Landing

Window to rear. Radiator. Laminate floor.

Bedroom One

12' x 10' 2" (3.66m x 3.10m) Window to front. Radiator. Laminate floor.

Bedroom Two

9' 3" \times 7' 11" plus recess ($2.82 \, \text{m} \times 2.41 \, \text{m}$ plus recess) Window to front. Radiator. Laminate floor. Integral wardrobe

Bedroom Three

8' 6" x 6' 9" (2.59m x 2.06m) Window to rear. Laminate floor. Radiator.

Bathroom

Window to rear. Panelled bath with shower above. Low level wc. Radiator. Vanity wash hand basin. Extractor fan. Part tiled walls.

Outside

Front garden is open plan.

Rear garden is enclosed with patio area and laid to grass. Gated access leading to the rear, which has allocated parking for three vehicles.





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- Three Bedrooms
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- Lounge / Dining Room
- **Enclosed Rear Garden**
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Tenure: Freehold EPC Rating: C

Council Tax Band: A

£235,000



Ground Floor

Living Room

Kitchen



Bedroom 2



First Floor

Bedroom 1



postcode not the actual property

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Property Ref: MCH114104 - 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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