



Creek Road, March PE15 8RN

welcome to
Creek Road, March

Renovation Project For You ! Semi Detached House - Four Bedrooms - Multi Vehicle Off Road Parking
Rear Access to THREE Garages - Perfect for Business or Personal use. Call now to arrange a viewing



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.'

Entrance Door

to

Porch

Door to

Lounge

18' 9" x 11' 2" (5.71m x 3.40m)

Electric feature fireplace, hearth and wooden surround. Window to side. Electric radiator. Stairs leading off. Box window to front.

Dining Room

15' 9" x 7' 7" (4.80m x 2.31m)

Window to front. Electric radiator.

Kitchen

15' 6" x 12' 2" (4.72m x 3.71m)

Sliding door to rear. Range of wall and base units. Single drainer sink, chest high oven. Free standing appliances. Laminate flooring.

W.C.

Low level wc. Wash hand basin. Laminate floor. Window to side.

Conservatory

14' 1" x 11' 5" (4.29m x 3.48m)

Part brick, part PVC construction with polycarbonate roof. Laminate floor. Power and lighting. Patio doors to the rear.

Lobby

Door to side.

Stairs To First Floor Landing

Electric heater. Loft access.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)

Window to front. Fitted up and over storage.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Window to rear. Fitted wardrobes to one wall. Laminate floor.

Bedroom Three

12' 3" x 8' 4" (3.73m x 2.54m)

Window to rear. Airing cupboard housing hot water tank.

Bedroom Four

10' 1" plus recess x 8' 5" (3.07m plus recess x 2.57m)

Window to front. Fitted storage.

Shower Room

Window to side. Vanity wash hand basin unit with low level w.c. Shaver point. Heated towel rail. Double walk in shower cubicle with electric shower. Tiled walls. Tiled floor.

Outside

Front garden has a block paved driveway leading to side drive providing access to rear garages and parking.

Rear garden is enclosed with paths and mainly laid to grass with pond. Outside tap. Shrubs and bushes bordering.

Additional side garden with rear access into garages/ parking. Timber shed.

Garage

Block of three garages with personal doors and up and over doors to front.

Garage 1 - 12ft 8ins x 8ft 3ins. Up and over doors. Power and lighting. Personal door to rear.

Garage 2 - 19ft 4ins x 9ft 4ins. Up and over doors. Power and lighting. Personal door to rear.

Garage 3 - 19ft 5ins x 9ft 7ins. Up and over doors. Power and lighting. Window to rear. Personal door to rear.



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welcome to Creek Road, March

- Semi Detached House
- Four Bedrooms
- Three Single Car Garages & Off Road Parking
- Close to Town Centre & Amenities
- Lounge plus Separate Dining Room
- Kitchen plus Utility Area
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£265,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH114145 - 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 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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