









# welcome to

# **Gaul Road, MARCH**

Calling All First Time / Investors / Home Movers - Stunning Three Bedroom Semi Detached House - Generous Rear Garden - Close Proximity to Town Centre, local Schools and amenities - Viewing Recommended













#### **Entrance Door**

to

#### Hall

Stairs leading off.

## Lounge

11' 9" x 11' 9" ( 3.58m x 3.58m )

Window to front. Open fireplace with feature fire and tiled surround with mantel. Radiator. Laminate floor.

## **Dining Room**

12' 9" x 14' 5" ( 3.89m x 4.39m )

Bay window to side. Laminate floor. Under stairs storage cupboard. Radiator.

#### **Kitchen**

13' 3" x 10' 9" ( 4.04m x 3.28m )

Door to side. Two windows to side. Single drainer sink with mixer taps. Range of wall and base units. Electric oven, induction hob and cooker hood above. Tiled splashbacks. Laminate floor. Storage cupboard. Under counter dishwasher. Free standing fridge/freezer. Feature fireplace inset with wooden mantel.

## Utility

7' 5" x 7' 8" ( 2.26m x 2.34m )

Door to rear. Radiator. Laminate floor. Loft access. Work surfaces. Under counter appliances.

### W.C.

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

#### Stairs To First Floor

#### **Bedroom One**

12' 7" x 11' 9" ( 3.84m x 3.58m ) Window to front. Radiator. Storage cupboard.

#### **Bedroom Two**

11' 4" x 13' 4" ( 3.45m x 4.06m ) Window to rear. Radiator.

#### **Bedroom Three**

9' 6"  $\times$  7' 3" (  $2.90m \times 2.21m$  ) Window to side. Radiator. Loft access. Storage cupboard. Wall mounted boiler.

#### **Bathroom**

Low level wc. Pedestal wash hand basin with mixer taps. Extractor fan. Vinyl flooring. Heated towel rail. Panelled bath with mixer taps with shower and mixer. Part tiled walls.

#### Outside

Front garden has driveway and multi vehicle off road parking.

Rear garden has outside tap. Mainly laid to grass with decked seating area. Timber shed.





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# **Gaul Road, MARCH**

- Semi Detached House
- Three Bedrooms
- Lounge plus Separate Dining Room
- Kitchen plus Utility
- First Floor Bathroom

Tenure: Freehold EPC Rating: D

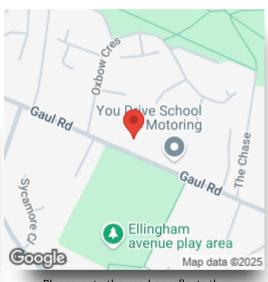
Council Tax Band: B

# £270,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/MCH114141



Property Ref: MCH114141 - 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.



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