



Badgeney Road, March PE15 9AU

welcome to

Badgeney Road, March

**** NO ONWARD CHAIN **** Calling All First Time Buyers / Investors - End Terrace House - Three Generously Sized Bedrooms - Lounge plus Kitchen / Diner - Enclosed Rear Garden - Off Road Parking - Garage



Entrance Door

to

Hall

Window to front. Radiator. Laminate flooring.
Understairs storage. Stairs leading off.

Lounge

14' 7" x 11' 3" (4.45m x 3.43m)

Window to front. Window to side. Gas feature
fireplace with mantel over. Radiator. Laminate
flooring. Media unit.

Kitchen

21' 4" x 8' 5" (6.50m x 2.57m)

Window to rear. Patio doors to rear. Tiled flooring.
Range of wall and base units. Single drainer sink with
mixer taps. Oven, hob and cooker hood above. Free
standing appliances. Worktops and tiled splashbacks.

Utility Room

7' x 4' 9" (2.13m x 1.45m)

Door to side. Tiled flooring.

Pantry storage cupboard (4ft 5ins x 4ft 5ins)

W.C

Window to side. Low level wc. Tiled flooring.

Stairs To First Floor Landing

Loft access. Radiator.

Bedroom One

12' 4" x 9' 7" plus recess (3.76m x 2.92m plus recess)

Laminate flooring. Window to rear. Radiator. Fitted
wardrobes. Airing cupboard housing hot water tank.

Bedroom Two

10' 9" x 9' 2" (3.28m x 2.79m)

Window to front. Window to side. Cupboard housing
wall mounted boiler. Radiator.

Bedroom Three

11' 9" x 8' 3" (3.58m x 2.51m)

Window to front. Radiator. Laminate flooring.

Bathroom

Vanity combi unit with low level wc and wash hand
basin, counter top with storage under.. Heated towel
rail. Shower cubicle with electric shower.

Outside

Front garden is low maintenance with off road
parking. Gated side access to

Rear garden is enclosed, mainly laid to grass and has
patio seating areas. Outside tap. Trees bordering.
Brickbuilt shed (7ft 9ins x 6ft 2ins)

Garage

20' 2" x 9' 1" (6.15m x 2.77m)

Up and over door. Power and lighting. Personal door
to rear.



view this property online williamhbrown.co.uk/Property/MCH112645



welcome to

Badgeney Road, March

- End Terrace House
- Three Bedrooms
- Lounge plus Kitchen / Diner
- Off Road Parking
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH112645



Property Ref:
MCH112645 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk