



Princess Avenue, March PE15 9SQ

welcome to

Princess Avenue, March

**** NO ONWARD CHAIN ** Detached House - Five Bedrooms - Four Bathrooms - Kitchen / Breakfast Room
Conservatory - Utility Room - Enclosed Rear Garden & Off Road Parking - Viewing Recommended**



Entrance Door

to

Hall

Stairs leading off. Radiator. Telephone point. Storage under stairs.

W.C

Low level wc. Pedestal wash hand basin. Extractor fan. Radiator.

Lounge

19' 5" x 12' 3" (5.92m x 3.73m)

Window to front. French doors to conservatory. Feature fireplace with gas fire. TV point. Telephone point.

Conservatory

12' 5" x 10' 7" (3.78m x 3.23m)

Brickbase, UPVC construction. Tiled floor. French doors to garden.

Kitchen / Breakfast Room

13' 6" x 10' 7" (4.11m x 3.23m)

Windows to rear. Electric double oven, gas hob and cooker hood above. Single drainer sink with mixer taps, 1 1/2 bowl. TV point. Radiator. Range of wall and base units. Open plan to

Utility Room

7' 7" x 5' 2" (2.31m x 1.57m)

Single drainer sink with mixer taps. Plumbing for washing machine. Door to Inner Hall.

Inner Hall

17' 4" x 4' 2" (5.28m x 1.27m)

Window to side. Window to rear. Radiator. Laminate floor. Gas central heating boiler.

Stairs To First Floor Landing

Window to front. Loft access. Airing cupboard housing hot water tank (which is lagged and has immersion)

Bedroom One

13' 1" x 10' 9" (3.99m x 3.28m)

Window to rear. TV point. Range of fitted wardrobes. Two radiators.

En Suite

Window to front. Shower cubicle. Pedestal wash hand basin. Radiator. Low level wc. Shaver point. Extractor fan.

Bedroom Two

12' 2" x 12' 1" (3.71m x 3.68m)

Window to front. Radiator. TV point.

En Suite

Window to side. Shower cubicle. Low level wc. Pedestal wash hand basin. Extractor fan.

Bedroom Three

11' 8" x 11' 8" (3.56m x 3.56m)

Window to rear. Radiator. Telephone point.

Bedroom Four

11' 1" max x 9' 7" max (3.38m max x 2.92m max)

Window to rear. Radiator.

Bathroom

Window to side. Shaver point. Low level w.c. Radiator. Pedestal wash hand basin. Extractor fan.

Annex

17' 4" x 13' 11" (5.28m x 4.24m)

Two windows to front. Laminate floor. Two radiators.

En Suite

Window to side. Shower cubicle. Low level w.c. Pedestal wash hand basin. Heated towel rail. Tiled floor. Extractor fan.

Outside

Front garden is open plan with off road parking.

Rear garden is enclosed with patio area and laid to grass with mature trees and shrubs inset. Raised borders.



view this property online williamhbrown.co.uk/Property/MCH114127



welcome to

Princess Avenue, March

- Detached House
- Five Bedrooms
- Four Bathrooms
- Kitchen/ Breakfast Room
- Conservatory
- Utility Room
- Off Road Parking

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

offers in excess of

£375,000



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



view this property online williamhbrown.co.uk/Property/MCH114127

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.



Property Ref:
MCH114127 - 0003



Please note the marker reflects the postcode not the actual property

 william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk