



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.



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- 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



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Property Ref:
MCH114127 - 0003

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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