









welcome to

Gaul Road, March

Stunning Family Home - Four Bedrooms - Three Bathrooms - Office / Study - Kitchen / Dining Room
Utility Room - Enclosed Rear Garden ** Convenient to Parks and School

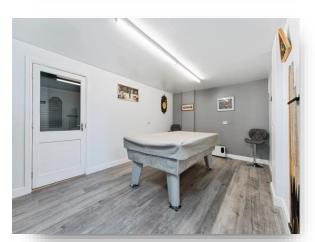












Entrance Door

tc

Entrance Hall

W.C

Low level wc. Radiator. Wash hand basin.

Office/ Study

13' 9" x 9' 3" (4.19m x 2.82m) Window to front.

Living Room

16' 8" x 11' 6" (5.08m x 3.51m) Window to front. Radiator.

Games/ Pool Room

18' 6" x 11' 2" (5.64m x 3.40m) Door to garden

Kitchen/ Dining Room

27' 8" x 17' (8.43m x 5.18m) Window to rear. Doors to rear.

Utility

8' 11" x 5' 8" (2.72m x 1.73m)

First Floor

Bedroom One

12' 8" x 11' 10" (3.86m x 3.61m) Window to rear.

En Suite

Window to rear.

Bedroom Two

12' 5" x 10' 3" (3.78m x 3.12m) Window to front.

En Suite

Window to side.

Bedroom Three

11' 6" plus recess x 10' 4" (3.51 m plus recess x 3.15 m) Window to front.

Bedroom Four

10' 6" x 10' 1" (3.20m x 3.07m) Window to rear.

Bathroom

Window to side.

Outside

Enclosed rear garden.





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- Three Bathrooms
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- Office / Study
- Utility Room
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Tenure: Freehold EPC Rating: B Council Tax Band: E

offers in excess of

£425,000





First Floor

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. Jetalis 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 pa must rely upon its own inspection(s). Powered by www.focaleant.com









Please note the marker reflects the postcode not the actual property

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Property Ref: MCH114190 - 0005 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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