



Gaul Road, March PE15 9RQ

welcome to

Gaul Road, March

Recently Re-furbished Three Bedroom Detached House ** NO ONWARD CHAIN ** Close to Town Centre & local Primary School - Dressing Room to Bedroom Two - Four Piece Bathroom Suite - Ground Floor W.C - 16ft Garden/Office Space - Enclosed Rear Garden - Garage & Off Road Parking



Entrance Door

to

Entrance Hall

Tiled floor. Radiator. Window to side. Stairs leading off.

Lounge

11' 8" plus bay x 10' 8" (3.56m plus bay x 3.25m)
Bay window to front. Laminate floor. Feature fireplace with wooden mantel and tiled hearth. Open to

Dining Room

12' 3" x 11' 4" (3.73m x 3.45m)
Window to rear. Window to side. Understairs storage. Radiator. Laminate floor.

Kitchen

12' 4" x 8' 7" (3.76m x 2.62m)
Window to side. Door to side. Vertical radiator. Dual bowl ceramic sink. Tiled floor. Base cupboards and larder units. Quartz worktops and tiled splashbacks. Integral fridge/ freezer. Under counter oven and hob. Plumbing for washing machine.

W.C.

Window to side. Low level wc. Wash hand basin. Tiled floor. Tiled walls.

Stairs To First Floor Landing

Loft access. Window to side.

Bedroom One

13' 7" x 9' 6" (4.14m x 2.90m)
Window to front. Window to side. Radiator.

Bedroom Two

7' 7" x 8' 8" (2.31m x 2.64m)
Window to rear. Radiator. Loft access.

Dressing Room

5' 2" x 4' 9" (1.57m x 1.45m)

Bedroom Three

10' 8" x 5' 7" (3.25m x 1.70m)
Window to front. Radiator. Fitted wardrobe.

Bathroom

Window to side. Tiled floor. Low level wc. Vanity wash hand basin. Part tiled walls. Ceramic free standing bath with mixer taps. Heated towel rail. Shower cubicle with mixer taps and rainfall head.

Outside

Front garden has off road parking and is fenced.

Rear garden is enclosed with gated side access to front. Outside taps. Mostly laid to grass with patio seating areas. Timber shed.

Summer House / Cabin (16ft 6ins x 9ft 3ins) Power and lighting. Laminate floor. Insulated. Outside lights. Patio doors to front. Decked area fronting.

Garage

16' 2" x 8' 1" (4.93m x 2.46m)
Up and over door to front.



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welcome to Gaul Road, March

- Beautifully Presented Detached House
- Three Bedrooms
- Garage & Off Road Parking
- 16ft Summer House / Cabin
- Recently Re-furbished
- Close to Town Centre
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of
£300,000



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:
MCH113545 - 0002

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