



Maple Grove, March PE15 8JT

welcome to
Maple Grove, March

**** NO ONWARD CHAIN **** Semi Detached House - Three Bedrooms - Gas Fired Central Heating - 24ft Lounge / Dining Room
Kitchen plus Utility Room - Enclosed Rear Garden - Garage & Drive - 24ft Garden Room/ Office **** Viewing Recommended ****



Entrance Door

to

Hall

Radiator. Stairs leading off. Storage cupboard under the stairs.

Lounge / Dining Room

24' 2" x 12' 8" (7.37m x 3.86m)

Window to front. Patio doors to rear garden. TV point. Feature fireplace.

Kitchen

14' 7" x 8' (4.45m x 2.44m)

Window to side. Door to side. Tiled floor. Electric double oven and gas hob. Single drainer sink with mixer taps. Plumbing for washing machine.

Utility Room

7' 11" x 6' 2" (2.41m x 1.88m)

Tiled floor.

W.C

Window to rear. Low level wc. Vanity wash hand basin. Tiled floor.

Stairs To First Floor Landing

Window to side. Loft access. Storage cupboard.

Bedroom One

12' 4" x 9' 10" (3.76m x 3.00m)

Window to rear. Radiator. Range of fitted wardrobes to one wall.

Bedroom Two

11' 11" x 8' 5" (3.63m x 2.57m)

Window to front. Radiator. Fitted wardrobes to one wall.

Bedroom Three

8' 7" x 8' 6" (2.62m x 2.59m)

Window to front. Radiator.

Bathroom

Window to rear. P style bath with shower over. Vanity wash hand basin with storage under. Low level wc. Heated towel rail.

Outside

Front garden is walled with drive to side leading to the garage.

Rear garden is enclosed with gated access to front and laid to grass.

Garden Room / Office (24ft 6ins x 16ft 4ins) Insulated with power and lighting.

Garage

20' 8" x 12' 5" (6.30m x 3.78m)



view this property online williamhbrown.co.uk/Property/MCH114081



welcome to Maple Grove, March

- Three Bedroom Semi Detached House
- NO ONWARD CHAIN
- 24ft Lounge / Dining Room
- Kitchen plus Utility Room
- Generous Rear Garden
- Convenient to Town Centre
- Garage & Off Road Parking
- 24ft Garden Room/ Office

Tenure: Freehold
EPC Rating: D
Council Tax Band: A



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

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH114081



Property Ref:
MCH114081 - 0002

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