



**1 Hemmings Court, The Birches, March PE15 8DQ**

welcome to

## Hemmings Court The Birches, March

- Ground Floor Flat
- One Bedroom
- Open Plan Kitchen / Dining Room
- Good Sized Double Bedroom
- Allocated Parking

Tenure: Leasehold  
EPC Rating: C

**£95,000**

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:

MCH110030 - 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.

### Entrance Hall

Front entrance door. Laminate flooring.  
Radiator. Storage cupboard.

### Lounge Area

13' 1" x 10' 4" ( 3.99m x 3.15m )  
Window to front. Carpet. TV point.  
Radiator. Open plan to

### Kitchen Area

11' 7" x 7' 4" ( 3.53m x 2.24m )  
Window to side. Tiled flooring. Range of  
matching base and eye level units. Tiled  
splashbacks. 1 1/2 bowl sink with mixer  
taps. Built in oven, hob and extractor  
fan over. Cupboard housing boiler.  
Space for fridge / freezer. Plumbing for  
washing machine. Storage cupboard.

### Bedroom

13' 1" x 8' 8" ( 3.99m x 2.64m )  
Window to rear. Radiator. Carpet. TV  
point. Built in wardrobe.

### Bathroom

Window to side. Heated towel rail. Part  
tiled walls. Panelled bath with shower  
screen over. Low level wc. Pedestal  
wash hand basin. Ceiling spotlights.

### Outside

Communal gardens. Allocated parking.



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**01354 654545**



[march@williamhbrown.co.uk](mailto:march@williamhbrown.co.uk)



34 High Street, MARCH, Cambridgeshire, PE15  
9JR



[williamhbrown.co.uk](http://williamhbrown.co.uk)