



Grounds Avenue, March  
**OIEO £180,000 Freehold**

**Sharman  
Quinney**

# Key Features



- NO ONWARD CHAIN!
- Walking Distance to Town Centre and Shops
- Good Size and Private Rear Garden
- E-X-T-E-N-D-E-D
- Off Road Parking

Entrance Hall leading to...

Lounge - 3.8m x 4.1m (12'4" x 13'4")  
Hard flooring, bay window to front.

Kitchen/Diner - 3.4m x 6.7m (11'1" x 21'9")  
A range of base and wall units in a shaker style, cupboard housing washing machine, space for fridge/freezer, free standing oven, tumble dryer. Please note that all kitchen appliances can be included. Open plan into dining room with window and french doors into garden.

Bedroom - 2.9m x 3.4m (9'5" x 11'1")  
Carpet flooring, window to front.

Bedroom - 3.3m x 3.1m (10'8" x 10'1")  
Carpet flooring, window to rear, overlooking



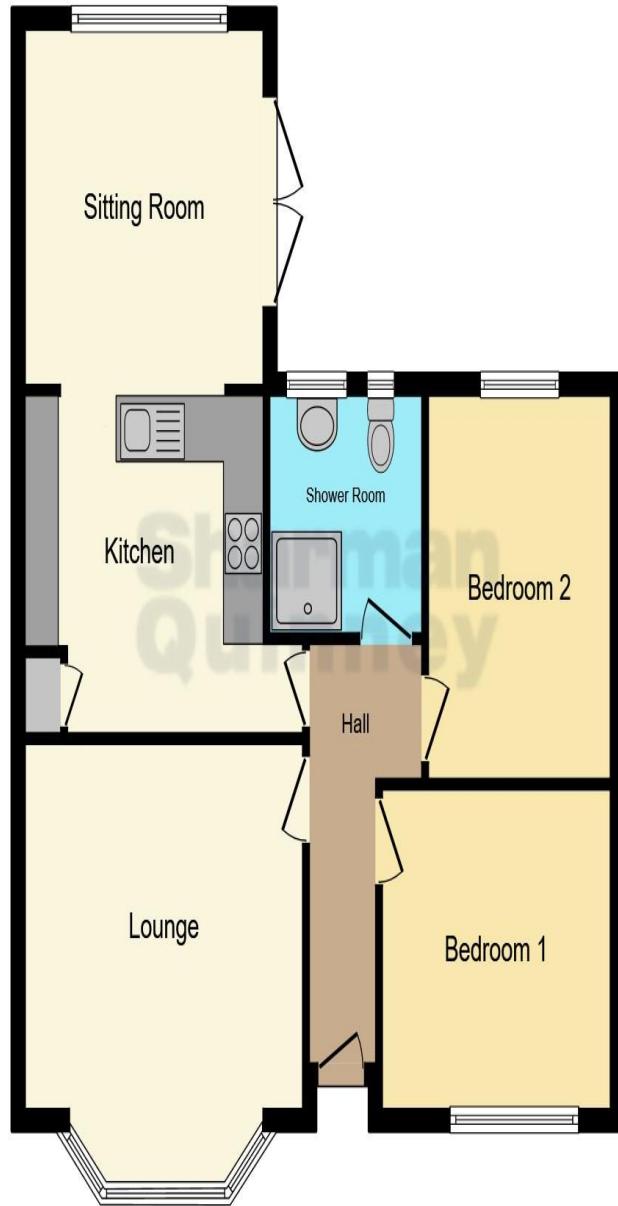
garden.

Shower Room - 2.1m x 2.3m (6'8" x 7'5")  
Fully tiled flooring and walls, large shower,  
pedestal sink and low rise WC. Window to rear.

Outside -

The front of the property is half block paved providing off road parking for one car. Partially laid to lawn and gravel providing further parking if needed. A shared alleyway leads to the private gated rear garden which is mostly laid to lawn with a small patio area.





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](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01354 661166**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15  
8TG

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

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206363 - 0007

