

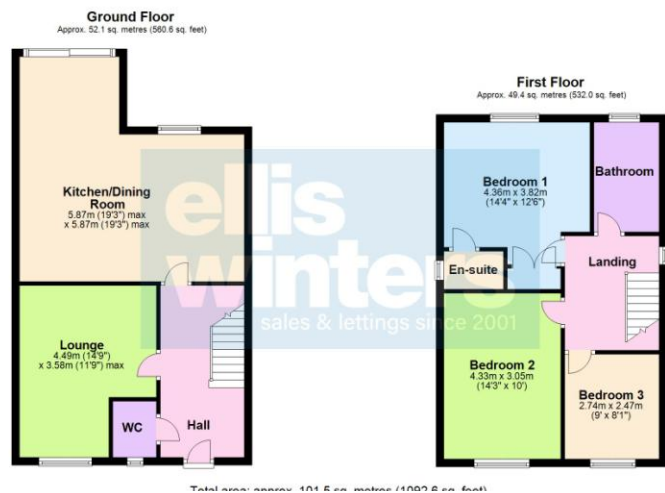
£290,000

157 Gaul Road, March, PE15 9RH



To arrange a viewing call us now on 01354 701000

This fabulous detached home is offered in immaculate condition both inside and out! Features include a lovely kitchen with integral appliances opening to the dining space/family room, separate lounge, ground floor cloakroom, three good size bedrooms with ensuite to master plus family bathroom. Outside there is garage, parking and pretty garden. EPC C



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#### Ground Floor



Hall  
Stairs to first floor and landing, radiator.

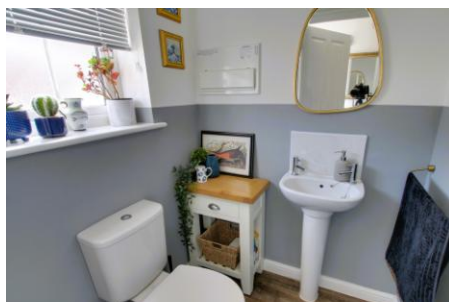
WC  
Fitted with wash hand basin and WC, window to front, radiator.

Lounge  
4.49m (14'9") x 3.58m (11'9") max  
Window to front, radiator.



Kitchen/Dining Room  
5.87m (19'3") max x 5.87m (19'3") max  
Fitted with a range of wall and base units with integral oven, hob, hood, washer/drier and dishwasher, gas fired boiler, sink unit with mixer tap, window to rear, two radiators, patio doors to garden.

First Floor & Landing  
Window to side, access to loft.



Bedroom 1  
4.36m (14'4") x 3.82m (12'6")  
Window to rear, double wardrobe, radiator.

En-suite  
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to side.

Bedroom 2  
4.33m (14'3") x 3.05m (10')  
Window to front, radiator.



Bedroom 3  
2.74m (9') x 2.47m (8'1")  
Window to front, radiator.

Bathroom  
Fitted with a three piece suite comprising bath, wash hand basin and WC, window to rear, radiator.

Outside  
To the front there is garage and parking whilst at the rear the garden is laid to patio and lawn with flower and shrub borders with outside power and water.

There is a management company at the cost of approx. £135 PA for the upkeep of communal areas

Freehold  
Council tax band D

Buyer ID Checks  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer  
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