



Gresley Way, March  
**£240,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Open Plan Living
- Enclosed and Private Rear Garden
- Conservatory
- Ample Off Road Parking Plus Garage
- Easy Access to Town Centre and Train Station

## Entrance Hall -

Hard flooring, storage cupboard, access to all internal rooms.

## Kitchen/Diner/Living Room - 5.9m x 4.9m (19'5" x 16'2") L Shaped

Hard flooring, spot lights, window to front and sliding doors into conservatory. The kitchen comprises of a range of base and wall units in a matt finish, integrated appliances and induction hob with overhead extractor fan, sunken sink with boiling tap and breakfast bar. Air conditioning unit and doors into conservatory.

## Conservatory - 3.2m x 2.7m (10'6" x 8'10")

UPVC and half brick construction, french doors into garden, carpet flooring.





Bedroom One - 3.3m x 3.1m (10'11" x 10'5")  
Carpet flooring, window to rear, air conditioning.

Bedroom Two - 2.6m x 2.3m (8'9" x 7'10")  
Carpet flooring, window to front.

Bathroom - 1.9m x 1.7m (6'5" x 5'7")  
Hard flooring, tiled walls, window to front, three piece suite comprising of panelled bath with overhead shower, pedestal sink and low rise WC.

Garage - 5m x 2.5m (16' 8" x 8' 5")  
Up and over door, insulated with loft space and ladder access, electric and lighting connected, door to rear

#### Outside

Gravel and decorative stone area for off road parking and access to the garage, EV Charging point, paved pathway leading to the front door. To The rear of the property the garden is laid to lawn with a paved patio area, metal constructed shed, access to the Garage, various shrubs





Total floor area 58.6 m<sup>2</sup> (631 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Sharman  
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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

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



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