



## Grounds Avenue, March, Cambs, PE15 9BG

Semi Detached House - 3 Bedrooms - Kitchen & Lounge - Ground Floor WC - First Floor Bathroom & Separate WC - Enclosed Rear Garden - Driveway - No Upward Chain - Call To View (01354) 696700

**£200,000**



#### Ground Floor

##### Porch

1.78m (5'10") x 0.79m (27")  
Double glazed entrance door and windows to front and window and door to:

##### Entrance Hall

4.81m (15'9") x 1.94m (6'4")  
Storage cupboard, radiator, stairs to first floor and door to:

##### Lounge

4.21m (13'10") x 4.05m (13'3")  
Bay window to front, fireplace and radiator.

##### Kitchen

4.38m (14'3") x 2.26m (7'5") max  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge freezer and cooker, storage cupboard, radiator, double glazed window to rear and door to:

##### Rear Lobby

3.07m (10'1") x 1.46m (4'9")  
Window and door to side and door to:

##### WC

1.63m (5'4") x 0.74m (2'5")  
Low-level WC.

##### Store

1.61m (5'3") x 0.89m (2'11")

##### Store Room

2.01m (6'7") x 1.58m (5'2")  
Worktop space and window to rear.

##### First Floor

##### Landing

3.16m (10'4") x 2.07m (6'7") max  
Fitted carpet and door to:

##### Bedroom 1

3.96m (12'9") x 3.37m (11'1") max  
Double glazed window to front, fitted carpet and radiator.

##### Bedroom 2

3.15m (10'4") x 4.05m (13'2") max  
Window to rear, boiler cupboard, storage cupboard, fitted carpet and radiator.

##### Bedroom 3

2.62m (8'7") x 2.44m (8')  
Double glazed window to front, fitted carpet and radiator.

##### Bathroom

1.66m (5'5") x 1.42m (4'8")  
Fitted with two-piece suite with comprising a bath with shower attachment over and pedestal wash hand basin, tiled walls, radiator and window to rear.

##### WC

1.71m (5'7") x 0.72m (2'4")  
Window to rear, low-level WC and part tiled walls.

##### Outside

The property has gardens to the front and rear and a driveway to the side.

The enclosed rear garden is mostly laid to lawn with a patio area.

EPC Rating: C



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.