





March Road, Guyhirn PE13 4DA

william h brown

welcome to

March Road, Guyhirn W

** GET ON THE L-A-D-D-E-R ** One Bedroom Mid Terraced Bungalow - Generous Rear Gardens - Propane Gas













Storm Porch to

Entrance Door to

Lounge
15' x 10' 5" (4.57m x 3.17m)
Window to front. Laminate floor. Radiator. TV point.

Rear Lobby
Radiator. Tiled floor. Door to rear. Loft access. Storage cupboard.

Kitchen
11' 5" x 5' 3" (3.48m x 1.60m)
Window to rear. Radiator. Single drainer sink with mixer taps. Plumbing for washing machine. Electric oven, ceramic hob and cooker hood above. Tiled floor.

Bedroom One
11' 2" x 10' 11" (3.40m x 3.33m)
Window to front. Radiator. Laminate floor.

Bathroom
Window to rear. Panelled bath with shower above. Low level wc. Radiator. Vanity wash hand basin with storage under.

Outside
Front gardens are open plan.

Rear gardens are enclosed with patio area. Further gardens are laid to grass.

Note
The property has a pedestrian right of way over next doors garden

Agents Note
A right of way exists, please contact the branch for further details.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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March Road, Guyhirn

- One Bedroom Mid Terrace Bungalow
- Kitchen / Breakfast Room
- Generous Rear Garden
- Viewing Recommended

Tenure: Freehold
EPC Rating: F
Council Tax Band: A

£135,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH114003

The Property Ombudsman

Property Ref:
MCH114003 - 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.

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