



Elm Road, March  
**£175,000** Freehold

**Sharman  
Quinney**

# Key Features



- Perfect for First Time Buyers / Investors
- Beautifully Presented Throughout
- Walking Distance to Train Station
- 16ft Modern Kitchen/Diner with Skylights
- Low Maintenance Outside Space

## Ground Floor

Lounge - 4.16m x 3.72m (13'8" x 12'2")  
Window and door to front, carpet flooring feature open fireplace.

Hall  
Joining lounge to bathroom and open into kitchen, carpet flooring and stairs to first floor.

Bathroom - 2.30m x 2.21m (7'7" x 7'3")  
Fitted with three-piece suite comprising L-shaped bath, vanity wash hand basin and low rise WC, tiled splashbacks, heated towel rail and vinyl flooring.

Kitchen/Diner - 5.02m x 3.18m (16'6" x 10'5")  
Fitted with a range of matching base and wall



units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric double oven, built-in hob, wooden cladded decorative feature wall, double glazed window to rear, two skylights, vinyl flooring and sliding door leading to the side courtyard garden.

#### First Floor

Bedroom One - 4.14m x 2.78m (13'7" x 9'1")  
Double glazed window to front, carpet flooring.

Bedroom Two - 3.19m x 2.28m (10'6" x 7'6")  
Double glazed window to rear, carpeting flooring.

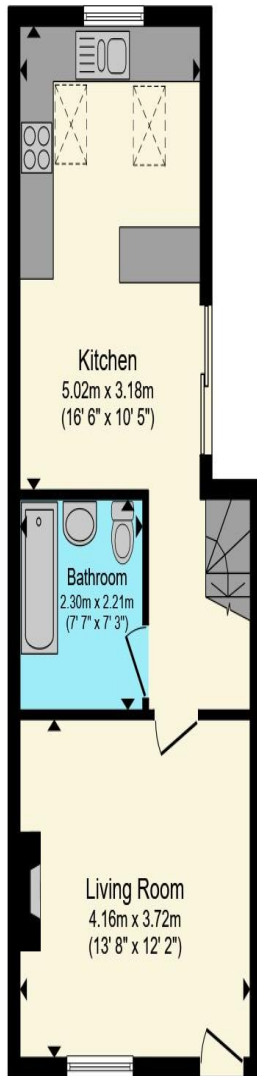
#### WC -

Fitted with two-piece suite comprising of wash hand basin and low rise WC, tiled splashbacks, vinyl flooring and built in storage cupboard.

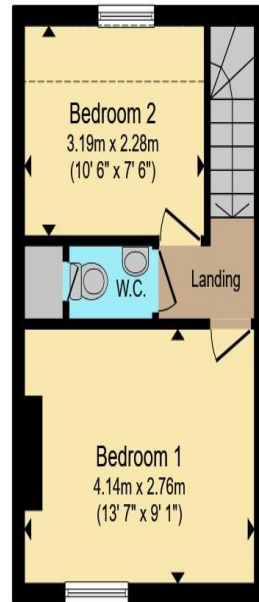
#### Outside

There is a block paved courtyard style garden to the front of the property as well as a small patio area to the side leading to further courtyard space to the rear of the home.





**Ground Floor**



**First Floor**

Total floor area 66.6 m<sup>2</sup> (717 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  
Quinney**

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: MRC207072 - 0004

