



Heron Walk, March, Cambs, PE15 9HU

Semi-Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge – Garden Room - Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway Parking - Call To View (01354) 696700

£260,000



Ground Floor

Porch
Double glazed entrance door, tiled flooring and door to:-

WC
Fitted with a two piece suite comprising low level WC and corner wash hand basin, tiled flooring and radiator.

Lounge (max)
5.64m (18'6") x 4.29m (14'1")
Double glazed window to front, two single radiators, laminate flooring, stairs to first floor, door to kitchen and double glazed double doors to garden room.

Kitchen/Breakfast Room (max)
7.30m (23'11") x 3.60m (11'10")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in oven, built-in four ring gas

hob with extractor hood over, double glazed window to front and rear, under-stairs storage cupboard and tiled flooring.

Garden Room
6.97m (22'10") x 2.60m (8'7")
Double glazed double doors to garden, Skylight, double glazed windows to side and rear, laminate flooring and radiator.

First Floor

Landing
Stairs to ground floor and doors to:

Bedroom 1
4.32m (14'2") x 3.14m (10'3") max
Double glazed window to front, built-in overstairs double wardrobes and single radiator.

Bedroom 2
3.52m (11'7") x 2.62m (8'7") max
Double glazed window to front and single radiator.

Bedroom 3
2.44m (8') x 2.33m (7'8") max
Double glazed window to rear, built-in wardrobe and single radiator.

Bathroom
Fitted with three piece suite comprising, P shaped panelled bath with glass screen, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear and single radiator.

Outside
The property has driveway parking to the front for three vehicles. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area, planted borders, trees and shrubs with a timber shed.

EPC Rating: TBC



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.