



Marsh Close, March
£250,000 Freehold

**Sharman
Quinney**

Key Features



- No Onward Chain
- Quiet Location
- Walking Distance to Train Station and Town Centre
- Garage and Off-Road Parking
- Low Maintenance Rear Garden

Entrance Hall -
UPVC door to front. Fitted carpet. Access into all rooms and two storage cupboards. Loft access.

Lounge/Diner -
Fitted carpet. Patio doors into conservatory.

Conservatory -
Half brick and UPVC construction. Patio doors into garden. Laminate flooring.

Kitchen -
Window to front and door to side into garden. Fitted with a range of base and wall units with worktop space over and tiled splashbacks. Stainless steel sink and integrated oven with gas hob with overhead extractor fan. Tall fridge/freezer, washing machine and dishwasher



included. Wall mounted boiler in cupboard.

Bedroom One -
Window to side. Fitted carpet. Built in wardrobes.

Bedroom Two -
Dual aspect windows to front and side. Fitted carpet.

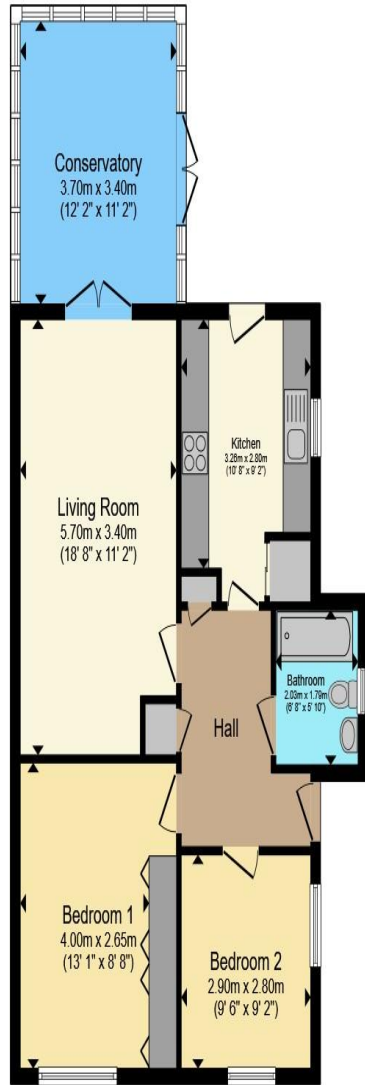
Bathroom -
Window to front. Tiled walls. Three-piece suite comprising of panelled bath with overhead shower, pedestal sink and low-rise toilet.

Outside -
The front of the property is tarmacked and gravelled for low maintenance; there is off road parking for multiple cars. There is also potential for double gates into a section of the rear garden which had once been used for additional parking. A side gate next to the garage allows access into the rear garden.

The rear garden is laid to patio and there is also a section of decking. The rest of the garden has been covered with membrane ready for gravel to be laid but this could be changed to suit the new owner's preference. There are also mature shrub borders and a timber shed

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the





Ground Floor

Total floor area 77.2 m² (831 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

**Sharman
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potential timeframes involved.'

To view this property call Sharman Quinney on:
01354 661166

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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: MRC207184 - 0002

