T Payne & Co
SALES & LETTINGS

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Heron Way, Benwick, March, Cambs, PE15 0UA

Charming Mid Terraced House - Village Location - 2 Bedrooms - Kitchen & Lounge/Diner - Main Bathroom & Ground Floor WC - Front & Rear Gardens - Allocated Parking - Viewing Recommended - Call To View - (01354) 696700

£160,000







Ground Floor

Entrance Hall
Double glazed entrance door, storage cupboard, electric radiator, vinyl flooring and door to:

Kitchen
2.60m (8'6") x 1.99m (6'6")
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, built-in electric oven, built-in four ring electric hob with extractor hood over, double glazed window to front, radiator and vinyl flooring.

WC
Fitted with a two piece suite comprising, pedestal wash hand basin and low-level WC, with part tiled walls electric radiator and vinyl flooring.

Lounge
4.18m (13'9") x 3.90m (12'10")
Double glazed window to rear, two electric radiators, laminate flooring, stairs to first floor, door, double glazed sliding doors to garden and window to rear.

First Floor

Landing
Stairs from ground floor, airing cupboard and doors to:

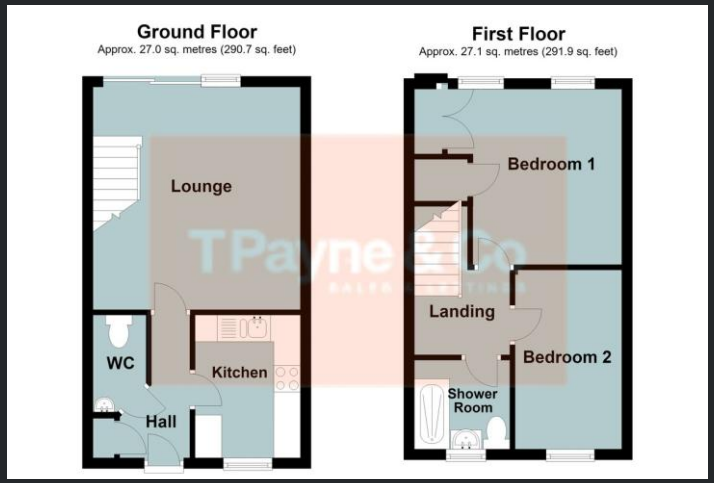
Bedroom 1
3.47m (11'5") x 2.88m (9'5") max
Two double glazed windows to rear, built-in wardrobe and electric radiator.

Shower Room
Fitted with a three piece suite comprising walk-in shower enclosure, wash hand basin and low-level WC, part tiled walls, double glazed window to front, radiator and tiled flooring.

Bedroom 2
3.38m (11'1") x 1.96m (6'5")
Double glazed window to front and electric radiator.

Outside
The property has allocated parking to the front. A pathway leads to the front entrance door with the front garden being laid to slate chippings and mature shrubs. A rear gate gives access to the enclosed rear garden which is mainly laid to patio and slate chippings with a shed and plants/shrubs.

EPC Rating: D



The Property Ombudsman

Call to arrange a viewing 01354 696700

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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.