

Offers in Excess of

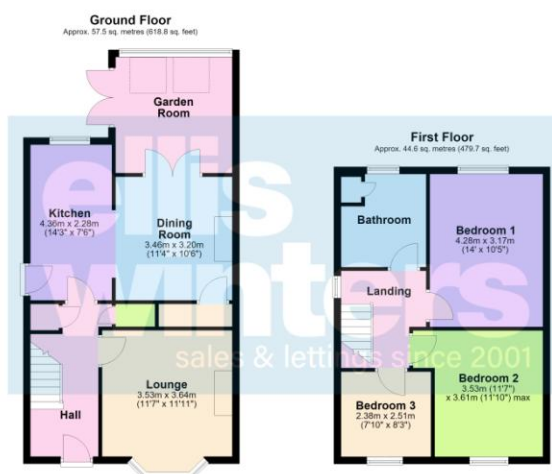
£310,000

1 Maple Grove, March, PE15 8HT



To arrange a viewing call us now on 01354 701000

This extended family home is located in a popular area close to town and the train station and sits on a generous plot with a south facing garden. Accommodation comprises lounge with bay window, kitchen which is open plan to dining room with log burner plus double doors out to the garden room. To the first floor there are three bedrooms and four piece bathroom suite. Outside there is parking and generous south facing rear garden. EPC D



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Ground Floor

Hall

Stairs to first floor and landing with storage cupboard under, gas fired boiler, radiator, further cupboard.

Lounge

3.64m (11'11") x 3.53m (11'7")

Bay window to front, fireplace with living flame gas fire, radiator.



Kitchen

4.36m (14'3") x 2.28m (7'6")

Fitted with wall and base units with gas cooker point, sink unit with mixer tap, space for washing machine and dishwasher, window to rear, radiator, door to garden, open plan to:

Dining Room

3.46m (11'4") x 3.20m (10'6")

Fireplace with log burner, storage cupboard, double doors to:



Garden Room

Brick and glazed with solid roof with two skylight windows, radiator, window to rear, double doors to side.

First Floor & Landing

Window to side, access to loft with ladder, light and boarding.



Bedroom 1

4.28m (14') x 3.17m (10'5")

Window to rear, radiator.

Bedroom 2

3.61m (11'10") max x 3.53m (11'7")

Window to front, radiator.

Bedroom 3

2.51m (8'3") x 2.38m (7'10")

Window to front, radiator.



Bathroom

Fitted with a four piece suite comprising roll top bath, shower cubicle, wash hand basin and WC, window to rear, storage cupboard, radiator.

Outside

There is off road parking to the front of the property for multiple vehicles. The south facing rear garden is a good size and has an under cover lean to, two sheds, patio and lawn with shrub borders and a further secret garden laid to patio with pergola.

Freehold

Council tax band C

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

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