



Cedar Close, March
£260,000 Freehold

**Sharman
Quinney**

Key Features



- No Onward Chain
- Ample Parking Plus Garage
- Walking Distance to Town Centre & Train Station
- Good Size Rear Garden
- Close Proximity to Local Park

Storm Porch leading to entrance hall - Carpet flooring, airing cupboard, storage cupboard, access to loft

Lounge/Diner - 6m x 3.5m (19'6" x 11'4")
Carpet flooring, large bay window to front

Kitchen - 2.9m x 3.7m (9'5" x 12'1")
Hard flooring, a range of base and wall units, stainless steel sink, space for gas hob, tall fridge/freezer, window and door to the side

Bedroom One - 3.5m x 3.1m (11'4" x 10'1")
Carpet flooring, window to rear

Bedroom Two - 2.9 x 3.5 (9'5" x 11'4")
Carpet flooring, built in wardrobes, window to rear



Bathroom - 1.7m x 2.9m (5'5" x 9'5")
Hard flooring, fully tiled walls, three piece suite comprising of panelled bath, pedestal sink and shower

Cloakroom - 0.8m x 2m (2'6" x 6'5")
Hard flooring, fully tiled walls, low rise toilet and wall mounted sink

Bedroom Three - 2.3m x 3.8m (7'5" x 12'4")
Carpet flooring, sliding doors into conservatory

Conservatory - 2m x 2.5m (6'5" x 8'2")
Hard flooring, UPVC structure

Outside -
The front of the property offers ample off-road parking via a paved and gravelled driveway leading to the garage. a side gate gives direct access into the rear garden which is mostly laid to lawn with a large patio area to the side.

Agents note:
"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."





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.focalagent.com

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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: MRC206667 - 0009

