



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

Village Location - Modern Property - End Terraced House - 3 Bedrooms - Kitchen & Lounge/Diner - Ground Floor WC - First Floor Bathroom & En Suite - Enclosed Rear Garden - Off Road Parking - Call To View (01354) 696700

**£220,000**



#### Ground Floor

##### Hall

Entrance door, electric heater and stairs to first floor.

##### Kitchen

3.33m (10'11") x 2.46m (8'1")  
Fitted with a matching range of base and eye level units with worktop space over, electric hob with extractor hood over and oven, 1 & ½ bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer and dishwasher, tiled flooring and double-glazed window to front.

##### Lounge/Diner

4.55m (14'11") x 4.16m (13'8")  
Double glazed window to rear, double glazed double doors to rear, electric heater and storage cupboard.

##### WC

Fitted with two-piece suite comprising, vanity wash hand basin and low-level WC, tiled splashbacks, tiled flooring and double-glazed window to side.

##### First Floor

##### Landing

Double glazed window to side, electric heater and storage cupboard.

##### Bedroom 1

2.99m (9'10") x 2.57m (8'4")  
Double glazed window to front, electric heater, built in wardrobe, and door to:

##### En-suite

Fitted with three-piece suite comprising with shower cubicle, pedestal wash hand basin and low-level WC, tiled walls, tiled flooring and heated towel rail.

##### Bedroom 2

3.19m (10'6") x 2.57m (8'5")  
Double glazed window to rear and electric heater.

##### Bedroom 3

2.24m (7'4") x 1.89m (6'2")  
Double glazed window to rear and electric heater.

##### Bathroom

Fitted with three-piece suite comprising bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled walls, tiled flooring, heated towel rail and double-glazed window to front.

##### Outside

The property offers off road parking to the front, side and rear. There is wide gate access via the back into the enclosed rear garden, which is partly laid to lawn, part patio with a shed.

##### EPC - TBC

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.



Call to arrange a viewing 01354 696700 **TPayne & Co**  
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