



Swanton Close, March

Guide Price £160,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Off Road Parking

Ground Floor

Entrance Hall -

Composite front door. Fitted carpet. Access into downstairs WC and Lounge/Diner.

Downstairs WC -

Hard flooring. Low rise WC and wall mounted sink.

Lounge/Diner -

Window to front. Fitted carpet. Stairs to first floor and understairs storage. Access into Kitchen.

Kitchen/Breakfast Room -

Window and door to rear leading into garden. Hard flooring. A range of base and wall units with tiled splashback. Stainless steel sink, oven with overhead extractor fan, dishwasher, space for washing machine, tumble dryer and under counter



fridge.

First Floor

Landing -

Fitted carpet. Access to airing cupboard with storage and loft access.

Bedroom One -

Window to front. Fitted carpet. Full wall of built in wardrobes.

Bedroom Two -

Window to rear. Fitted carpet.

Bedroom Three -

Window to rear. Fitted carpet. Built in wardrobe.

Bathroom -

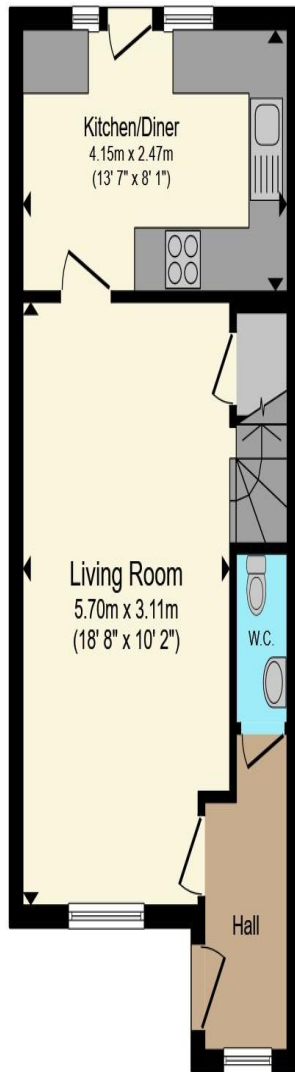
Window to side. Hard flooring. Panelled bath with overhead shower, pedestal sink and low-rise WC.

Outside -

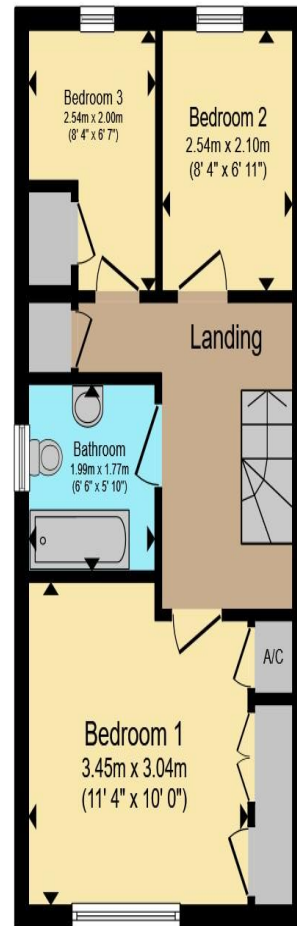
The front and side of the property is laid to lawn with a stone path leading to the front door. A single gate and double gates allow access into the rear garden.

The rear garden is paved and gravelled for low maintenance; there is also a raised decking area perfect for outdoor seating. A timber shed offers garden storage. The double gates allow for vehicular access. The rear garden is very private with an open green space behind with a play





Ground Floor



First Floor

Total floor area 70.4 m² (758 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

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area.

Agents note:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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: MRC206957 - 0002

