



Cowslip Place, March  
**£300,000** Freehold

**Sharman  
Quinney**

# Key Features



- No Onward Chain
- Walking Distance to Train Station and Town Centre
- Ample Off-Road Parking and Garage
- Ground Floor Shower Room Plus First Floor Bathroom
- Three Double Bedrooms

## Ground Floor

### Porch -

Double UPVC doors. Tiled floor. Composite door into entrance hall.

### Entrance Hall -

Fitted carpet. Stairs to first floor. Access to all ground floor rooms and airing cupboard and storage cupboard.

### Lounge -

Patio doors into rear garden. Fitted carpet.

### Kitchen/Breakfast Room -

Two windows to front and door to side leading out to garden. Tiled flooring. A modern range of base and wall units with tiled splashbacks. Integrated appliances including wall mounted gas fired boiler,



composite sink, gas hob with overhead extractor fan and eye level double oven. Space for free standing tall fridge/freezer, washing machine, tumble dryer and dishwasher.

Bedroom Three/Formal Dining Room -  
Window to rear garden. Fitted carpet.

Shower Room -  
Window to front. Tiled floor and walls. White three piece comprising of walk-in shower, pedestal sink and low-rise toilet.

First Floor and Landing -  
Velux window to rear. Fitted carpet. Access to both bedrooms, bathroom and storage cupboard.

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

Bedroom Two -  
Window to front. Fitted carpet. Built in wardrobes. Loft access.

Bathroom -  
Velux window to front. Tiled floor and walls. White three-piece suite comprising of panelled bath with overhead shower and screen, pedestal sink and low-rise toilet.

Outside -  
Situated on a generous corner plot. The front



GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.

1ST FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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garden is laid to stone for low maintenance and landscaped with various trees and shrubs. A stone path leads to the front entrance. To the side there is a tarmacked driveway in front of the single garage with up and over door and double gates into the garden allow access for extra parking if needed. There is also a side gate into the garden. To the other side there is another gravel area with potential for extra parking.

The rear garden is fully enclosed and mostly laid to lawn with various trees and shrubs along the border. There is a generous patio area with pergola, perfect for entertaining. There is also a timber shed for garden storage.

To view this property call Sharman Quinney on:  
**01354 661166**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 [march@sharmanquinney.co.uk](mailto:march@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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