

Elwyn Road, March

Offers in Excess of £190,000 **Freehold**

Sharman Quinney

Key Features

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- No Onward Chain
- Multiple Reception Rooms
- Off Road Parking with Carport
- Generous Rear Garden
- Walking Distance to Town Centre

Lounge -
Composite entrance door and bay window to front, new hard flooring, feature fireplace with solid wood mantel.

Hallway -
Flooring from lounge continued, window to side and stairs to first floor.

Dining Room -
Flooring continued, window to rear, feature fireplace with wood mantel, access to understairs storage, door into kitchen.

Kitchen -
New hard flooring, door to side leading out into the garden, a range of base and wall units with worktop space over and tiled splash backs,







integrated oven with electric hob, stainless steel sink, space for dishwasher. Access into utility room.

Utility Room -
Flooring from kitchen continued, window to rear. Plumbing for washing machine and tumble dryer and space for fridge/freezer.

Downstairs WC -
Flooring from utility continued, window to rear. Low rise WC.

First Floor

Bedroom One -
Original hard flooring, windows to front and access into small dressing area with window to side, which could be made into a great walk-in wardrobe.

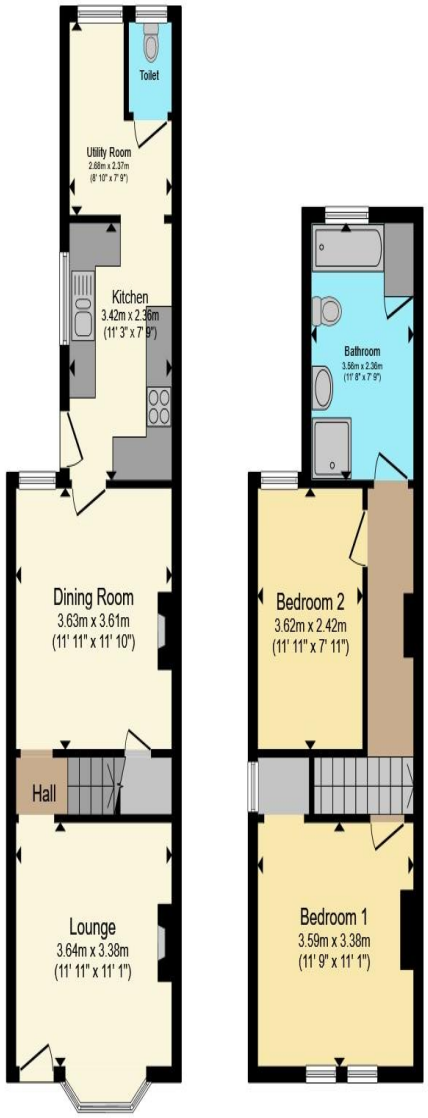
Bedroom Two -
Fitted carpet, window to rear.

Bathroom -
Having been recently fitted and comprising of a four-piece suite including large walk-in shower with rain head, panelled bath and built in vanity unit with storage, sink over and low-rise WC. Window to rear and airing cupboard with storage.

Outside -
The front of the property is gravelled offering







Total floor area 82.1 m² (884 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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ample off-road parking for multiple vehicles, double gates lead into the private rear garden with carport. The generous rear garden is mostly laid to lawn but also offers a patio area, perfect for entertaining and has as timber shed.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

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8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

march@sharmanquinney.co.uk

www.sharmanquinney.co.uk

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The Property Ombudsman