



Nene Parade, March
£200,000 Freehold

**Sharman
Quinney**

Key Features



- No Onward Chain
- Riverfront Location with Mooring
- Walking Distance to Train Station and Town Centre
- Off Road Parking to Rear
- 16ft Kitchen/Breakfast Room

Living Room - 4.16m x 3.70m (13'8" x 12'2")
Window to front, stairs to first floor, carpet flooring, original beams and exposed brickwork, open into dining area.

Dining Room - 3.70m x 2.13m (12'2" x 7'0")
Carpet from lounge continued, exposed beams, internal window into kitchen and doorway.

Kitchen - 5m x 3.19m (16'5" x 10'6")
Tiled flooring, window and door into rear garden. Exposed beams and a range of base and wall units with worktop space over, integrated oven with gas hob and stainless-steel splashback, stainless steel sink and space for fridge/freezer, washing machine/tumble dryer and dishwasher. Access into WC and pantry.



WC -

Low rise WC and wall mounted sink.

Bedroom One - 2.86m x 2.70m (9'5" x 8'10")

Window to front with views of the river, carpet flooring and exposed beams.

Bedroom Two - 3.70m x 1.85m (12'2" x 6'1")

Window to rear with garden views, carpet flooring and exposed beams.

Bathroom - 2.03m x 1.67m (6'8" x 5'6")

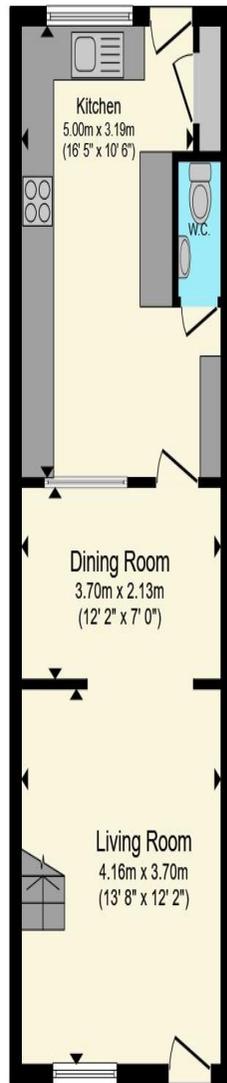
Tiled floor and panelled walls, a three-piece suite comprising of panelled bath with overhead shower, vanity sink with storage and low-rise WC.

Outside -

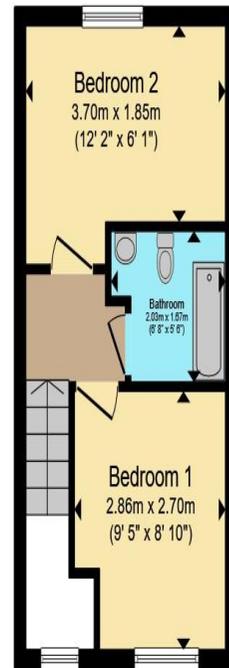
The front of the property sits directly on Nene Parade, a public footpath separates the property and its mooring. The mooring is fenced and gated, with steps leading down to the water's edge, the mooring itself measures at 13ft and has riparian rights.

The rear garden which can be accessed via a side gate from the front of the property but also with vehicular access from the rear off Creek Road is mostly laid to lawn with a small patio and is securely fenced. There is shared access across the rear garden. There are also two off road parking spaces to the rear.





Ground Floor



First Floor

Total floor area 68.0 m² (732 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

**Sharman
Quinney**

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