



Sharman
Quinney
www.sharmanquinney.co.uk
MARCH 01264 881188
for sale

Acacia Grove, March
OIEO £220,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Off Road Parking
- Walking Distance to Local Amenities
- Generous Rear Garden
- Multiple Reception Rooms

Ground Floor
Entrance Hall
Vinyl flooring. Stairs to first floor. Access into lounge.

Lounge
Bay window to front letting in plenty of natural light. Vinyl flooring. Access into the dining room.

Dining Room
Window to rear overlooking the garden. Vinyl flooring continued. Access to understairs storage and access into kitchen

Kitchen



Two windows and door to side leading into garden. Vinyl flooring. A range of modern base and wall units in a gloss finish with a tiled splash back over the stainless-steel sink, other integrated appliances include, dishwasher, eye level oven, electric hob with overhead extractor fan, drinks cooler. Space for fridge/freezer and washing machine - however the current owner is willing to include the existing for a separate negotiation.

First Floor

Bedroom One

Window to front. Fitted carpet. Built in cupboard with window to front.

Bedroom Two

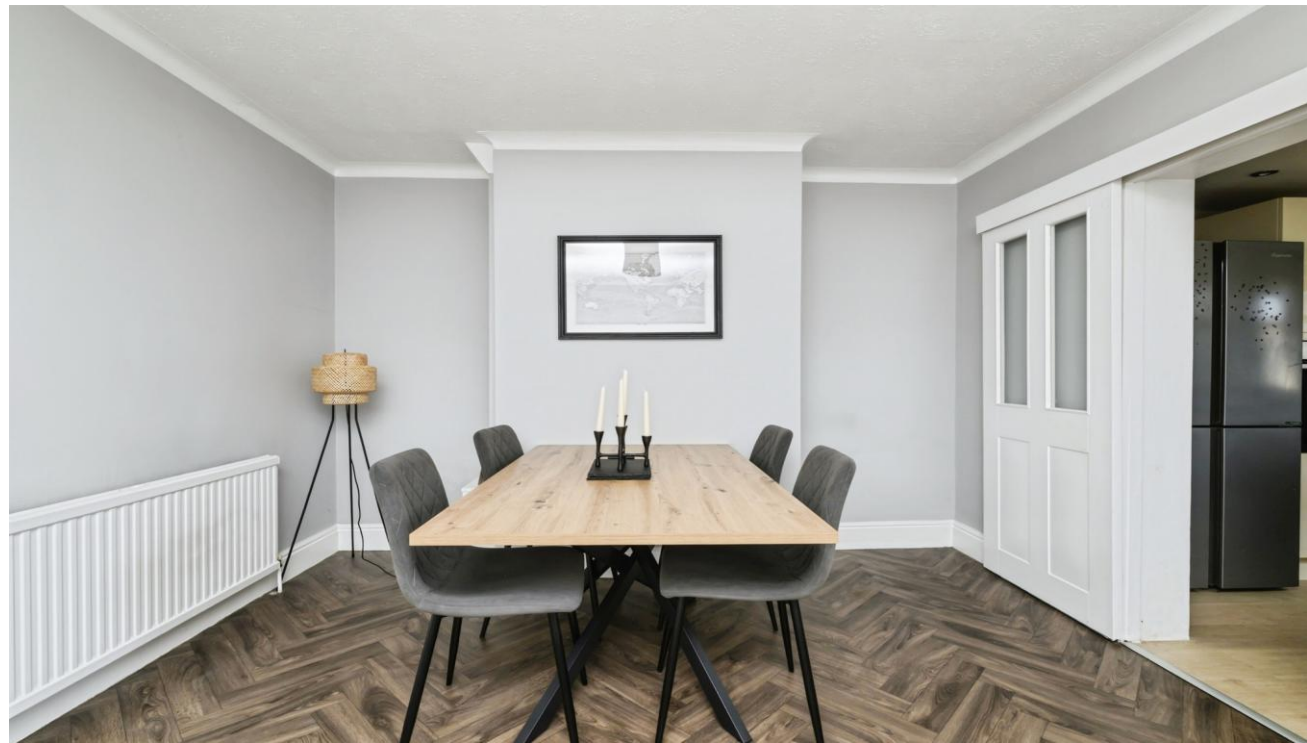
Window to rear overlooking garden. Fitted carpet.

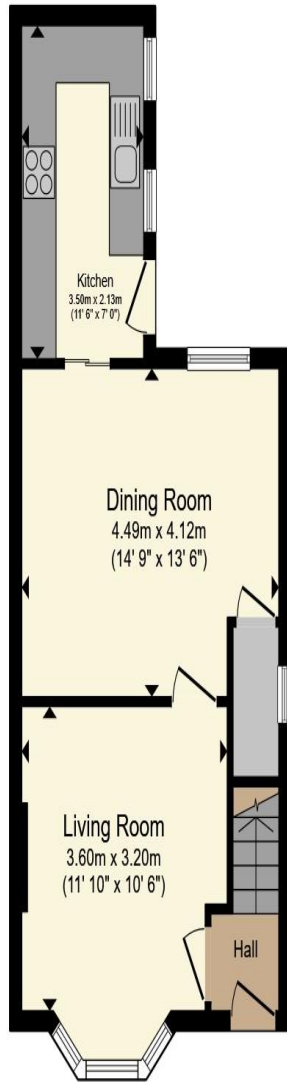
Bathroom

Window to rear. Fitted with a modern three-piece suite comprising of panelled bath with overhead rainfall shower, built in vanity unit with sink and low-rise toilet. Heated towel rail. Tiled walls and aqua panelling around bath. Access into airing cupboard.

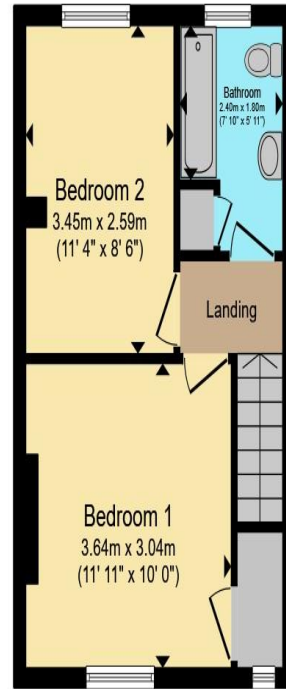
Outside -

The front of the property is walled with double gates to allow access for a vehicle. The driveway is gravelled for low maintenance with a stone pathway leading to the front door and along the side passage to the rear garden.





Ground Floor



First Floor

Total floor area 69.1 m² (743 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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The rear garden is fully enclosed. Mostly laid to grass with stoned area with plants bordering. Timber shed. Brick built outside WC and cold water tap.

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

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

 01354 661166

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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