



**Cambridge Row, Benwick, March, Cambs, PE15 0XF**

No Upward Chain! - Village Location - Detached House - 2 Bedrooms - Kitchen & 2 Reception Rooms - Bathroom -  
Enclosed Rear Garden - Driveway Parking - Call To View - (01354) 696700

**£200,000**



#### Ground Floor

**Porch**  
Double glazed entrance door and door to:

**Lounge/Dining Room**  
7.32m (24') x 4.02m (13'2")  
Two double glazed windows to front, double glazed window to side, fireplace, three single radiators, laminate flooring, stairs to first floor and door to:

**Kitchen/Breakfast Room**  
4.12m (13'6") x 2.70m (8'10")  
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for tumble dryer, built-in electric oven, built-in electric hob with extractor hood over, double glazed window to side, single radiator, tiled flooring, double glazed double doors to garden, door to:

**Family Room**  
3.10m (10'2") x 2.70m (8'10")  
Double glazed window to side and single radiator.

#### First Floor

**Landing**  
Laminate flooring and doors to:

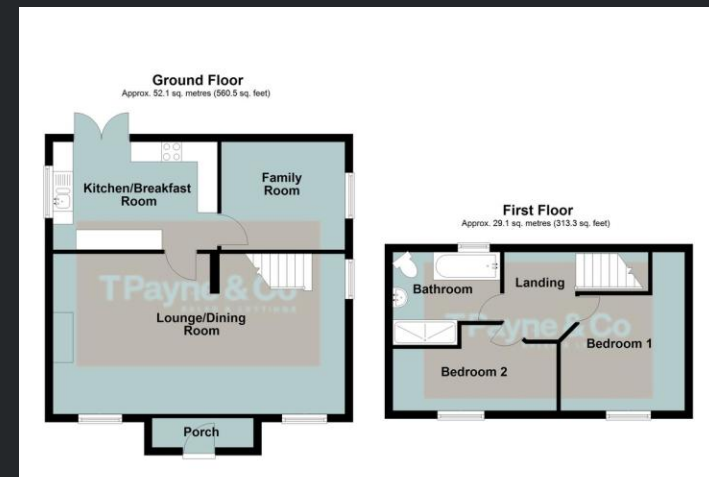
**Bedroom 1**  
3.11m (10'3") x 4.05 (13' 3") max  
Double glazed window to front, single radiator and overstairs storage space.

**Bedroom 2**  
4.06m (13'6") x 2.24m (7'4") max  
Double glazed window to front and single radiator.

**Bathroom**  
Fitted with four piece suite with panelled jacuzzi bath, tiled shower area with shower curtain, pedestal wash hand basin and low-level WC, fully tiled walls, heated towel rail, double glazed window to rear and extractor fan.

**Outside**  
There is driveway parking and garden to rear.

EPC Rating: F



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.