



West End, March  
**£270,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sought After Riverside Location
- 30ft Mooring
- Off Road Parking
- Two Well Presented Gardens
- Character Features Throughout

## Ground Floor

### Lounge/Diner -

Hard flooring, solid wood front door and double glazed sash windows to front and rear. Features such as exposed wood beam separating the two spaces and original fireplace with exposed brick plus a free-standing log burner with stone hearth and tiled feature wall. The log burner is a dual fuel heating system linked to the gas boiler.

Understairs storage cupboard, built in bespoke storage cupboard housing Viessmann boiler.

Access into rear lobby and stairs to first floor.

### Rear Lobby -

Tiled flooring, door to side, access into bathroom and hallway leads down into kitchen/diner.

### Bathroom -



Tiled flooring and walls, sash window to side. A modern three-piece suite comprising of a panelled bath with overhead shower and glass screen, a built-in vanity unit with plenty of storage with hand wash basin with light up mirror above and low-rise WC.

#### Kitchen/Diner -

Tiled flooring, sash window to side and UPVC patio doors to rear leading out into rear garden. A modern range of base and wall units in a grey gloss finish with tiled splashbacks. Stainless steel inset sink, range cooker and space for dishwasher, washing machine and fridge/freezer. Access into attic store.

#### Garden Cabin -

Fully insulated with vinyl flooring, double glazed patio doors to front, two windows to the side, facing the river and an impressive skylight. Currently used as a spare bedroom but could be utilised as an office space or workshop. Power connected.

#### First Floor

##### Bedroom One -

Vinyl flooring, sash window to front with river views.

##### Bedroom Two -

Laminate flooring, sash window to rear with views of the garden.





Total floor area 104.5 m<sup>2</sup> (1,124 sq.ft.) approx

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### Outside -

The front of the property leads directly onto West End. The home offers off road parking which is accessible via West End. There are two gardens with this property, both private to the owners. The front garden is accessed via the driveway and is mostly laid to lawn and decorated with a variety of mature trees and shrubs, the garden is split level leading down to the mooring. There is a cabin which the current owners use as a spare bedroom with power. There is also a timber summer house with power connected plus another power point in the garden.

The rear garden is accessible via a gated and covered alleyway to the side of the house, this then opens into a further covered area and allows access into the rear lobby and further garden. The rear garden is laid to patio and stone for low maintenance and is decorated with various trees and shrubs. There are two timber sheds to the rear and multiple seating areas. Water tap and two power points.

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

# Selling your property?

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

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