



New Park, MARCH PE15 8RS

welcome to

New Park, MARCH

Semi Detached House - Three DOUBLE Bedrooms - Lounge / Diner - Well Presented Modern Kitchen
& Bathroom - Enclosed Low Maintenance Rear Garden - Viewing Recommended



Entrance Door

to

Hall

Radiator. Stairs leading off

Lounge

11' 11" x 10' 9" (3.63m x 3.28m)

Window to front. Radiator. Open to Dining Room.

Dining Room

13' 8" x 11' 8" (4.17m x 3.56m)

Window to side. Window to rear. Radiator.

Understairs storage cupboard. Feature fireplace with brick built chimney, electric fire and mantel.

Kitchen

11' 2" x 8' 7" (3.40m x 2.62m)

Door to side. Window to side. Vinyl flooring. Range of base walls and base cupboards with chest height oven and grill. Gas hob and cooker hood above. Radiator. Single drainer sink with mixer taps. Tiled splashbacks. Free standing fridge/freezer. Under counter washing machine / plumbing for.

Bedroom One

12' 5" x 11' (3.78m x 3.35m)

Two windows to front. Fitted storage cupboard. Fitted wardrobes. Radiator.

Bedroom Two

13' 8" x 8' 7" (4.17m x 2.62m)

Window to rear. Radiator.

Bedroom Three

11' 1" x 8' 9" (3.38m x 2.67m)

Window to side. Radiator.

Bathroom (Ground Floor)

Window to rear. Window to side. Low level wc. Tiled floor. Radiator. Double shower cubicle. Heated towel rail. Extractor fan. Wall mounted enclosed boiler.

Outside

Rear garden has gated side access and is maintenance. Block paved patio and paths. Flower beds bordering. Timber sheds to rear.



view this property online williamhbrown.co.uk/Property/MCH110641



welcome to New Park, MARCH

- Semi Detached House
- Three DOUBLE Bedrooms
- Recently Re-fitted Boiler
- Recently Re-furnished Kitchen & Bathroom
- Enclosed Rear Garden
- Extremely Convenient to Town Centre and Station

Tenure: Freehold
EPC Rating: D
Council Tax Band: A



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.focalagent.com

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH110641



Property Ref:
MCH110641 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk