



Yardy Close, March
OIEO £260,000 Freehold

**Sharman
Quinney**

Key Features



- Off Road Parking Plus Garage
- Enclosed and Private Rear Garden
- Walking Distance to Town Centre
- Quiet Cul-De-Sac Location
- Easy Access to A47 and A141

Entrance Hall

Composite door to front, fitted carpet, two built in cupboard. Access to all rooms

Lounge/Diner

Window to front. Fitted carpet. Feature fireplace.

Kitchen

Window to front. Hard flooring. A range of modern base and wall units with tiled splashbacks, stainless steel sink, integrated oven with electric hob and over head extractor fan, space for tall fridge freezer.

Bedroom One

Window to rear overlooking rear garden. Fitted carpet. Built in wardrobes.



Bedroom Two

Sliding patio doors into garden. Fitted with hard flooring. Built in wardrobe.

Bathroom

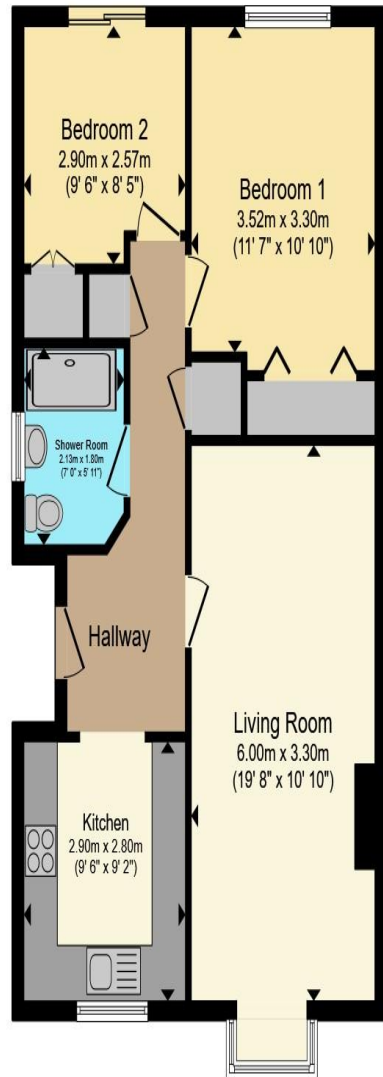
Window to side. Hard flooring and tiled walls. Large walk-in shower with glass enclosure and rain head, pedestal sink and low-rise toilet. Heated towel rail.

Outside

The front of the property is paved and gravelled for low maintenance; there is multiple spaces for off road parking in front of the single garage. There are multiple mature shrubs, and a side gate allows access into the rear garden.

The rear garden is beautifully landscaped, being mostly laid to lawn with mature shrub borders and a couple of small trees. There are a couple of steps onto the patio, which is the perfect sun spot and a great spot for outdoor entertaining.





Ground Floor

Total floor area 65.5 m² (705 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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