



Peas Hill Road, March  
**OIEO £170,000 Freehold**

**Sharman  
Quinney**

# Key Features



- No Onward Chain
- Perfect First Time Buyer/Investment Opportunity
- Easy Access to A141 & A47
- Ample Frontage for Off Road Parking (STPP)
- Double Gates to Rear allowing access into the garden.

## Ground Floor

### Entrance Hall

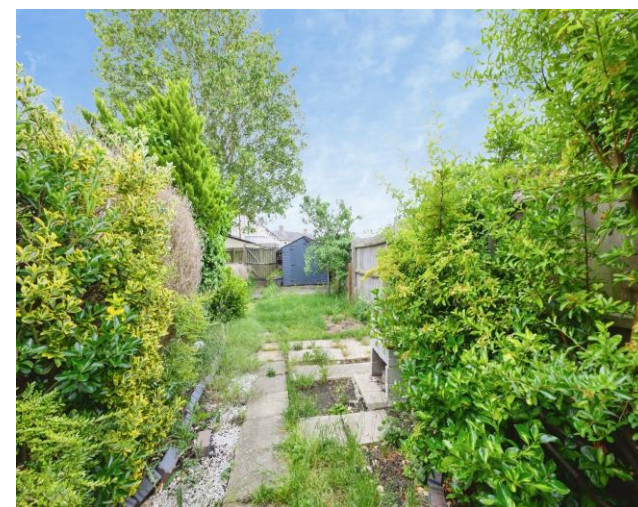
Entrance door to front. Stairs to first floor. Access into lounge.

### Lounge

Window to front. Hard flooring. Access into kitchen/diner.

### Kitchen/Diner

Two windows to rear and door into garden. Hard flooring from lounge continued. A range of base and wall units with tiled splashbacks. Traditional cooker space with integrated extractor fan and gas range included. Stainless steel sink and space for washing machine/tumble dryer. Wall mounted gas boiler.



### First Floor

#### Bedroom One

Window to rear. Fitted carpet. Built in cupboard.

#### Bedroom Two

Window to front. Fitted carpet.

#### Bedroom Three

Window to front. Fitted carpet.

### Bathroom

Window to rear. Tiled walls and hard flooring.  
Three-piece suite comprising of bath with shower attachment, wall mounted sink and low-rise toilet.

### Outside

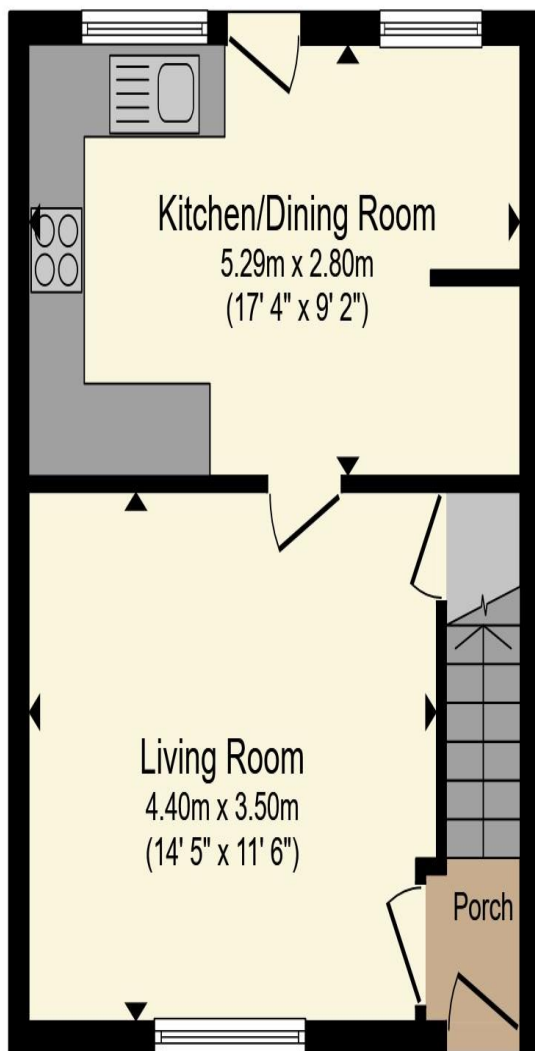
The front of the property is gravelled for low maintenance, and a stone pathway leads to the front door.

The rear garden is private and can be accessed through double gates to the rear. Mostly laid to lawn and decorated with various trees and shrubs. There is a timber shed towards the rear. There is also a large, covered area at the back of the house, perfect for outdoor entertaining.

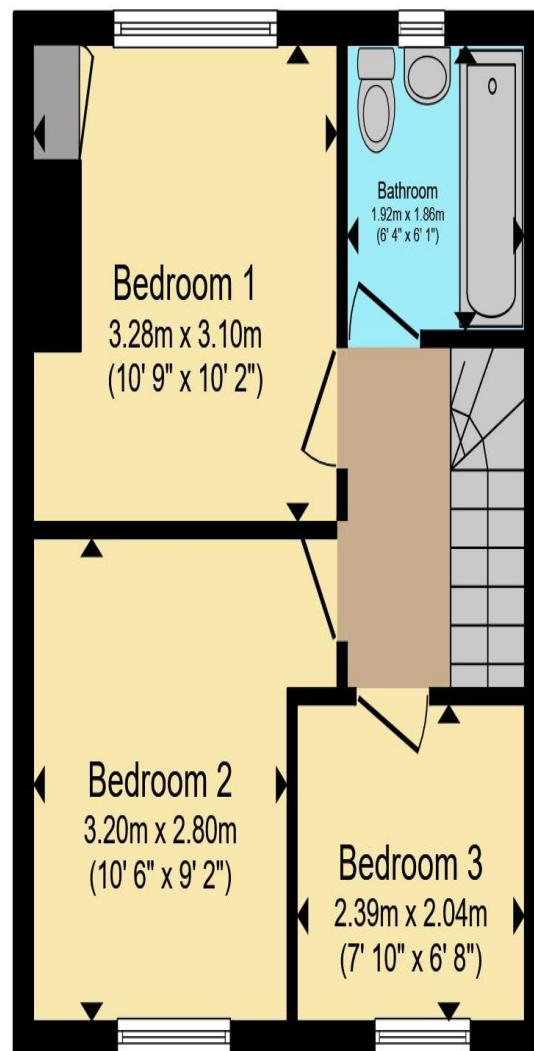
### Agents note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





**Ground Floor**



**First Floor**

Total floor area 67.2 m<sup>2</sup> (723 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](http://www.propertybox.io)

**Sharman  
Quinney**

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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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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC207224 - 0004

