



Heathcote Close, March
£170,000 Freehold

**Sharman
Quinney**

Key Features



- Fantastic First Time Buyer Opportunity
- Off Road Parking to Rear
- Walking Distance to Shops and Schools
- Close to Local Park
- Open Plan Lounge/Diner

Ground Floor

Entrance Porch

UPVC door to front. Window to front. Hard flooring. Access into Lounge.

Lounge

Large window to front. Hard flooring. Feature gas fireplace. Stairs to First Floor open into Dining Room.

Dining Room

Double doors into garden. Hard flooring from Lounge continued. Access into Kitchen.

Kitchen

Window and door to rear. Hard flooring. Fitted with a range of base and wall units. Stainless steel sink. Integrated oven with gas hob and overhead



extractor fan. Space for washing machine, tumble dryer and under counter fridge and freezer.

First Floor

Bedroom One

Window to rear overlooking garden and green space. Hard flooring.

Bedroom Two

Large window to front. Hard flooring. Fitted airing cupboard housing combi boiler.

Bedroom Three

Window to front. Hard flooring.

Bathroom

Frosted window to rear. Hard flooring and partly tiled walls. Panelled bath with overhead shower, pedestal sink and low-rise toilet.

Outside

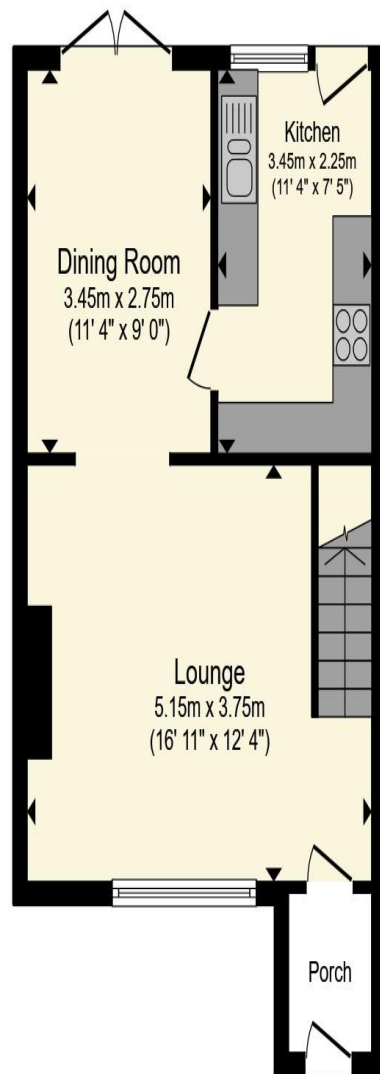
The front of the property is laid to gravel for low maintenance with a paved pathway leading to the front entrance.

The rear garden is fully enclosed. Mostly laid to lawn with patio area and timber shed to rear. A gate to the rear leads to the off-road parking. The parking is accessible via a shared driveway.

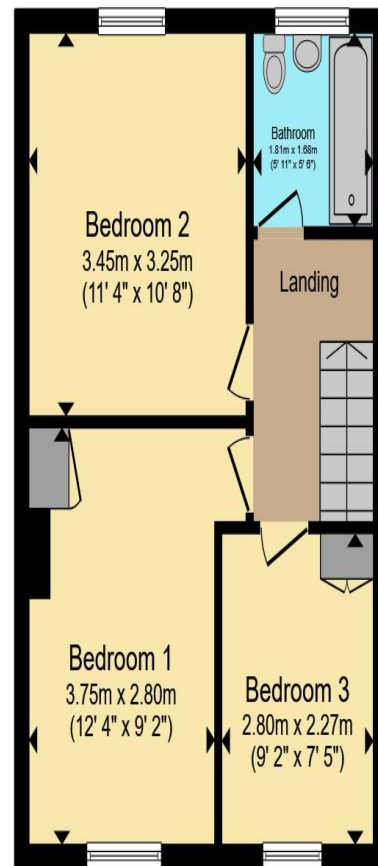
Agents note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money





Ground Floor



First Floor

Total floor area 75.2 m² (809 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

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laundrying checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01354 661166

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 SCAN ME



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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: MRC207326 - 0001

