



High School Close, March
£230,000 **Freehold**

**Sharman
Quinney**

Key Features



- Close to Town Centre and Walking Distance to Train Station
- Situated in a Quiet Residential Area
- Off Road Parking for Five Vehicles Plus Garage
- Extended Sunroom
- Two Double Bedrooms

Entrance Hall

UPVC door to front. Hard flooring. Access to all internal rooms and storage cupboard.

Lounge

Hard flooring. Open plan into Sunroom.

Sunroom

Patio doors to rear allowing access and views into the garden. Windows on both sides letting in ample natural light.

Kitchen

Window and door to side into side access to garden. Tiled flooring. A range of base and wall units with tiled splashbacks. Integrated oven with gas hob and overhead extractor fan, stainless steel



sink, space for washing machine and fridge/freezer.

Bedroom One

Window to rear overlooking garden. Fitted carpet.

Bedroom Two

Window to front. Fitted carpet.

Shower Room

Frosted window to side. Tiled flooring and partly tiled walls. Three-piece suite including corner shower cubicle, vanity sink with storage and mirror above, low rise toilet.

Outside

The front of the property offers a generous amount of off-road parking via the block paved and gravelled driveway, there is also additional parking in the integral garage. The garage is accessed via an electric roller door to the front and personal door to the side. A side gate allows access to the rear garden.

The rear garden is fully enclosed and very private. Area laid to lawn with paved pathway from patio leading to the summer house. Raised plant beds on both sides and mature Sycamore and Lime tree's to rear.

Agents note: Two of the trees have tree preservation orders.





Ground Floor

Total floor area 81.8 m² (880 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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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.

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

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

 01354 661166

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