



Brewin Avenue, March PE15 9SL

welcome to

Brewin Avenue, March

** GUIDE PRICE: £270,000 - £280,000 ** E-x-t-e-n-d-ed Semi Detached House - Four Bedrooms - Two Bathrooms

Enclosed Rear Garden - Off Road Parking - Log Burner - Convenient to Town Centre - Viewing Recommended



Entrance Door

to

Hall

Stairs leading off

Ground Floor Shower Room

Window to front. Heated towel rail. Low level w.c.
Shower cubicle. Tiled floor. Tiled walls.

Lounge / Dining Room

Window to front. Patio doors to garden. Feature
fireplace with hearth, mantel and log burner.

Kitchen

Two windows to rear. Door to rear garden. Plumbing
for washing machine. Single drainer sink with mixer
taps. Cooker hood. Range of wall and base units
with storage under. Radiator.

Stairs To First Floor Landing

Loft access. Airing cupboard housing hot water tank.
Additional cupboard housing gas central heating
boiler.

Bedroom One

Window to front. Radiator. Integral wardrobe. Range
of fitted wardrobes to one wall.

Bedroom Two

Window to front. Radiator.

Bedroom Three

Window to rear. Radiator. Integral wardrobes to one
wall.

Bedroom Four

Window to front. Radiator

Bathroom

Two windows to rear. Panel bath. Heated towel rail.
Tiled walls. Pedestal wash hand basin. Low level w.c.
Extractor fan.

Outside

Front garden is open plan for multi vehicle parking.

Side access with door to front and door to rear.

Rear garden is enclosed with patio area, outside tap,
outside sockets and laid to grass.

Timber store - 10ft 2ins x 8ft 8ins. Electric and
lighting.



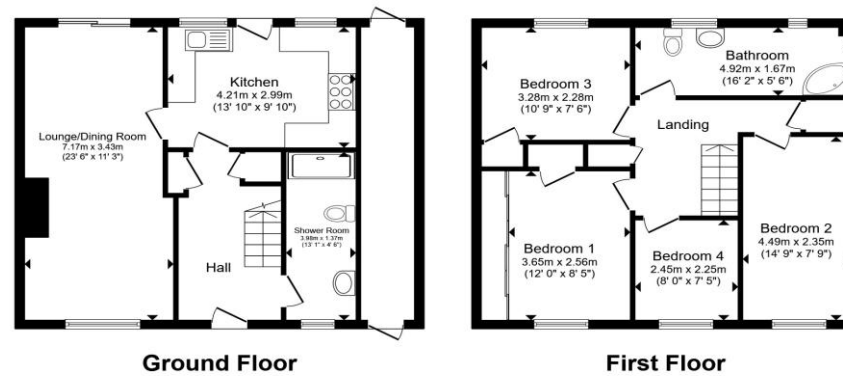
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welcome to Brewin Avenue, March

- Extended Semi Detached House
- Four Bedrooms
- Two Bathrooms
- Convenient to Town Centre
- Enclosed Rear Garden

Tenure: Freehold
EPC Rating: C
Council Tax Band: C



£270,000

Total floor area 118.5 m² (1,275 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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Please note the marker reflects the
postcode not the actual property

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Property Ref:
MCH114903 - 0004

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.

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