



Wisbech Road, March

Price: Freehold £175,000 offers in excess of

- No Chain
- Two Reception Rooms
- Off Road Parking
- South Facing Garden
- Walking Distance To Town Centre
- Upstairs Bathroom Plus Downstairs Wet Room

EPC Rating: D



Entrance Hall

Door to side, stairs to first floor

Lounge 4.19m max x 3.99m max (13'7" x 13'0")

UPVC Bay window to front, radiator

Dining Room 3.94m max x 3.68m max (12'9" x 12'0")

Window to rear, under stairs cupboard

Kitchen 4.57m x 2.49m (14'9" x 8'1")

UPVC Window to side, door to side, fitted with wall and base units, space for cooker, stainless steel sink and drainer, space for under counter fridge, space for washing machine

Lean To 6.16m x 1.42m (20'2" x 4'6")

UPVC door to Kitchen, UPVC door to rear, UPVC windows to side, fitted base units, space tumble dryer

Wet Room

UPVC window to rear, shower, low level WC, radiator

First Floor

Bedroom One 3.94m x 3.44m (12'9" x 11'2")

UPVC window to front, storage cupboard, radiator

Bedroom Two 3.71m x 3.09m (12'1" x 10'1")

UPVC window, wall mounted gas boiler, radiator

Bathroom

UPVC window to rear, bath, WC, WHB, radiator

Front Garden

Hardstanding area giving space for parking

Garden

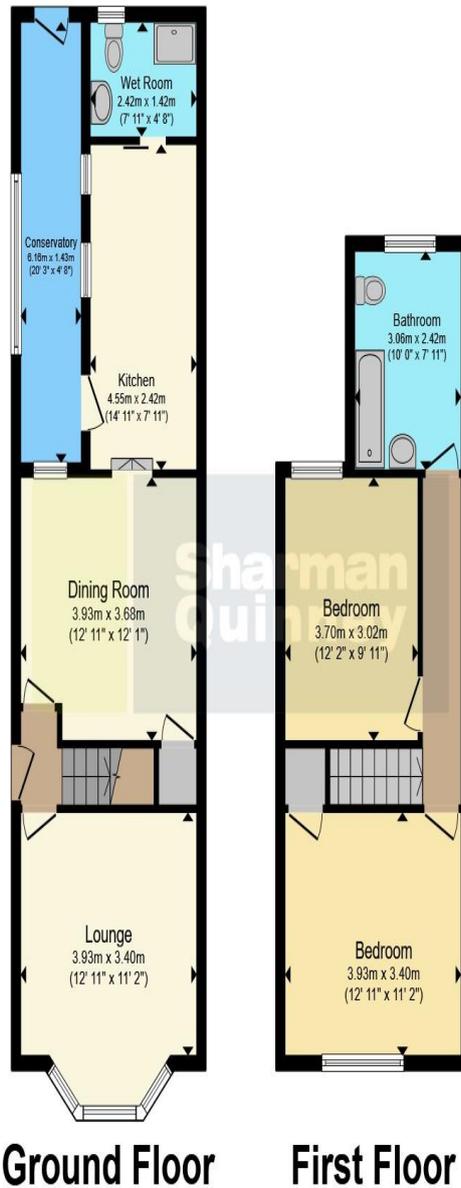
Mainly laid to lawn, paved patio area, various plants, trees and shrubs, shared access

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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: MRC204620 - 0003



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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call us to arrange your
FREE MARKET APPRAISAL**

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