



Orchard Road South, March
£400,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- Ample Off-Road Parking and Garage
- Generous Corner Plot
- Potential Plot (STPP)
- Sought After Location

Entrance Hall

UPVC external front door. Wood internal door. Fitted carpets. Built in storage cupboards. Access to Living Room, Dining Room, all Bedrooms, Bathroom and Separate W/C.

Living Room

Large bay window to front. Feature fireplace. Fitted carpet.

Dining Room

Sliding patio doors to rear. Fitted carpet. Access into kitchen.

Kitchen

Window to rear. Fitted with a range of base and wall units with tiled splashbacks, stainless steel sink, integrated oven and grill, integrated gas hob



with overhead extractor fan. Space for fridge/freezer. Built in breakfast bar. Access into Utility Room.

Utility Room

Window to rear and door to side. Base units with stainless steel sink and space for washing machine/tumble dryer. Wall mounted gas boiler. Access into integral garage.

Integral Garage

Up and over door. Light and power connected.

Bedroom One

Bay window to front. Fitted carpet.

Bedroom Two

Window to rear. Fitted carpet. Built in wardrobes.

Bedroom Three

Window to rear. Hard flooring.

Bathroom

Window to front. Hard flooring and tiled walls. Four-piece suite comprising of panelled bath, shower, vanity sink with storage and low-rise toilet.

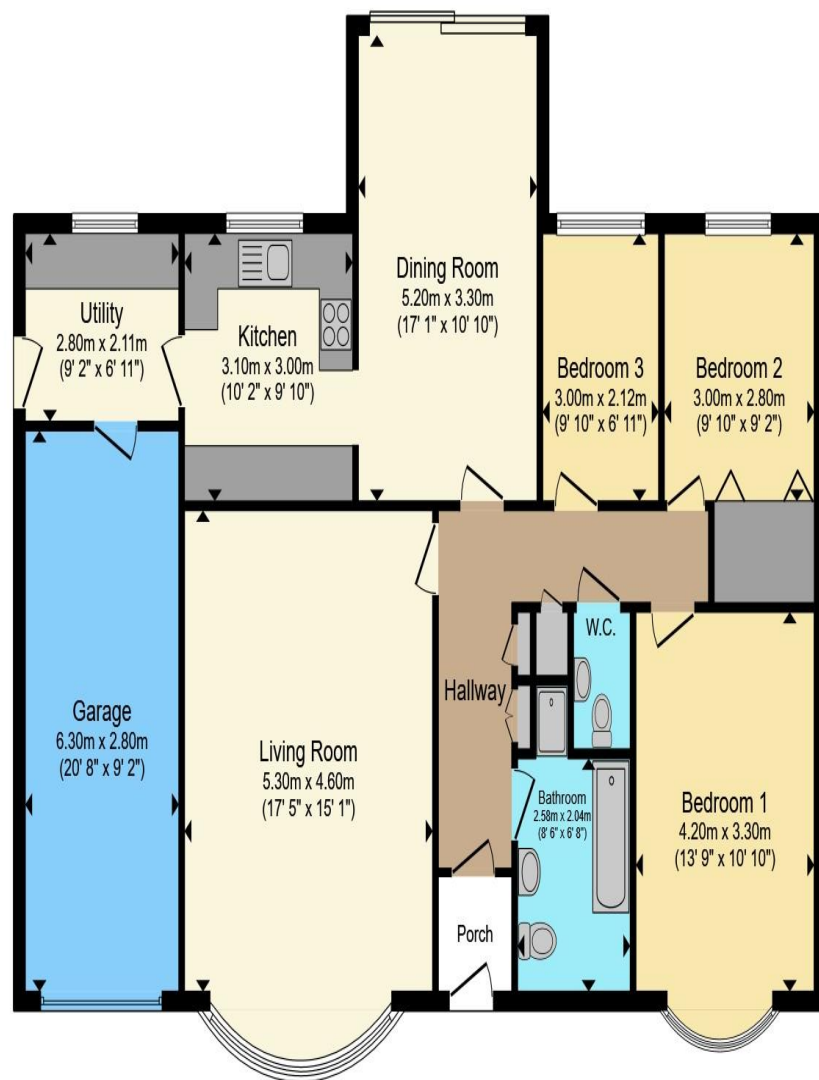
W/C

Low rise toilet and wall mounted sink.

Outside

The front of the property has a generous





Ground Floor

Total floor area 124.4 m² (1,339 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

**Sharman
Quinney**

tarmacked driveway landscaped with lawn and mature shrubbery. A side gate on both sides allows access to the expansive rear garden.

The rear garden is fully enclosed. Mostly laid to lawn and landscaped beautifully with mature shrubs and flowers. There is an area laid to gravel, perfect as a seating area. Green house to the side of the property.

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

 8 Broad Street, MARCH, Cambridgeshire, PE15
8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: MRC206593 - 0004

