



Norwood Road, March
guide price £170,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Generous Rear Garden with Multiple Outbuildings
- Walking Distance to Train Station

The property is entered via a UPVC porch, which leads through into the lounge. The lounge features a window to the front, allowing plenty of natural light, and provides access into the inner hallway. The hallway connects the lounge with the kitchen/diner, whilst also housing the stairs rising to the first floor.

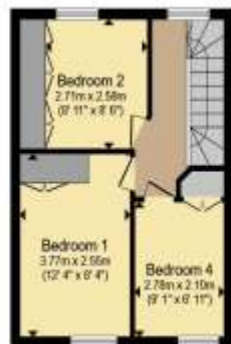
To the rear of the property is the modern kitchen/diner, fitted with a contemporary range of base and wall units and complemented by a lantern-style skylight, creating a bright and spacious feel. There is a window and door overlooking and providing access to the rear garden, whilst air conditioning has also been installed within this room.

Further from the kitchen/diner is an additional versatile reception room, currently being used as a bedroom, offering flexibility to suit a variety of requirements. Completing the ground floor is a modern wet room, fully tiled and fitted with a large walk-in shower, pedestal wash hand basin and low-level WC.

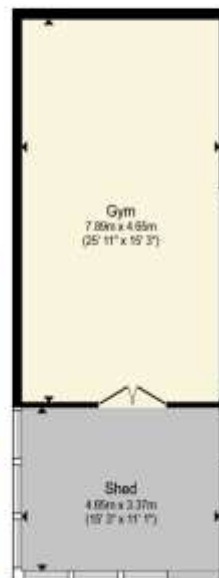




Ground Floor



First Floor



Outbuilding

Total floor area 118.2 m² (1,272 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



Upstairs, there are three bedrooms comprising two generous double bedrooms and a single bedroom, providing comfortable accommodation for families or those requiring additional bedroom space.

Outside, the property benefits from off-road parking to the front, provided by a paved driveway. There is also vehicular access to the rear, offering further parking and practical access to the garden.

The rear garden is a fantastic size and provides an excellent outdoor space, with several timber outbuildings. The outbuildings are particularly useful and benefit from power, lighting, running water and Wi-Fi, offering excellent potential for home working, hobbies, storage or additional recreational space.

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

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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: MRC207295 - 0003