



Westwood Avenue, MARCH PE15 8AX

welcome to

Westwood Avenue, MARCH

Would you like to live in a detached home with a generous rear garden, the property has the benefit of three/four bedrooms and vehicle access to the rear garden. If so, please phone 01354 654545 to book your viewing.



Entrance Hall

Parquet flooring. Under stairs storage cupboard. Window to front. Part glazed door to front. Stairs to first floor.

Family / Dining Room

Laminate flooring. Sliding doors to Conservatory.

Lounge / Bedroom Four

Bay window to front. Laminate floor.

Kitchen

Fitted with a range of wall and base units. Plumbing for dishwasher and washing machine. Stainless steel 1 1/2 single bowl drainer sink. Window to side. Part glazed door to side. Space for cooker. Window to rear. Part glazed door to

Conservatory

Two sets of sliding door to rear garden. Laminate flooring. Double doors to Sitting Room.

W.C.

Low level w.c. Vanity wash hand basin. Frosted window to side. Door to Conservatory.

First Floor Landing

Window to side with stained glass. Laminate flooring.

Bedroom One

Window to rear. Laminate flooring. Air conditioning unit.

Bedroom Two

Window to front (part stained). Laminate flooring. Air conditioning unit,

Bedroom Three

Window to front (with stained glass). Laminate flooring.

Bathroom

Suite comprising panel bath with mixer shower over. Corner shower cubicle. Low level w.c. Vanity wash hand basin. Heated towel rail. Access to loft space. Frost window to rear.

Outside

There is a drive to the front of the driveway providing parking and gives access to the garage with double doors to front. Double doors to the rear.

There is a boiler room with fitted shelving and gas fired boiler.

The rear garden is enclosed and mainly laid to lawn with fish pond. Vegetable patch. Trees and shrubs. Garden shed.

Agents Note

EPC: E

Council Tax Band: D

All mains services are connected (Electricity, water, sewage & gas central heating)



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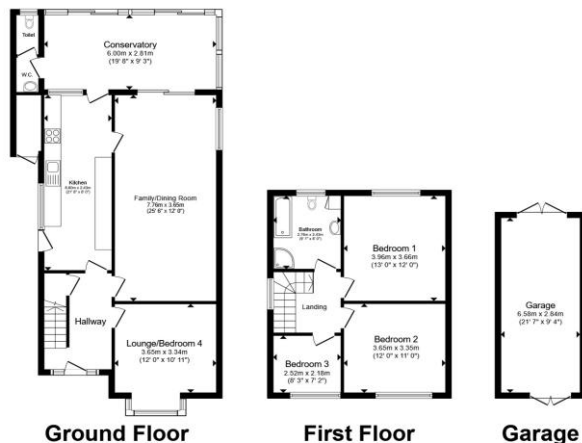


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- Sought After Westwood Avenue location
- Detached 1950's Family Home
- Flexible 3/4 bedroom accommodation
- Impressive 25ft family / dining room
- Conservatory overlooking the garden
- Double length garage with through access to rear garden
- Lounge / Bedroom Four with bay window
- Ideal family home with versatile living space

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£350,000



Total floor area 156.3 m² (1,683 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:
MCH114936 - 0009

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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