



Landau Way, March
£250,000 Freehold

**Sharman
Quinney**

Key Features



- Well Presented Throughout
- New Kitchen and Shower Room
- Garage plus Off Road Parking for two cars
- Landscaped Rear Garden with Fruit Trees
- Close to Town Centre and Train Station

The property is entered via a recently fitted composite door into a generous entrance hall, providing access to all rooms and featuring a useful storage cupboard.

The spacious lounge/diner is a wonderful central living space, with plenty of room for both seating and dining areas. Sliding patio doors provide direct access into the beautiful rear garden, allowing plenty of natural light into the room and creating a lovely connection between the indoor and outdoor spaces.

The kitchen has been recently refitted with modern units and tiled splashbacks, with space and provisions for an oven, washer/dryer and dishwasher. A side-facing window provides plenty of natural light, while a newly fitted composite



door gives convenient access directly into the rear garden.

There are two well-proportioned double bedrooms. The master bedroom benefits from a full wall of fitted wardrobes, providing excellent storage without compromising on floor space.

The recently refurbished shower room is finished to a modern standard and comprises a large walk-in shower, corner vanity unit with sink and WC.

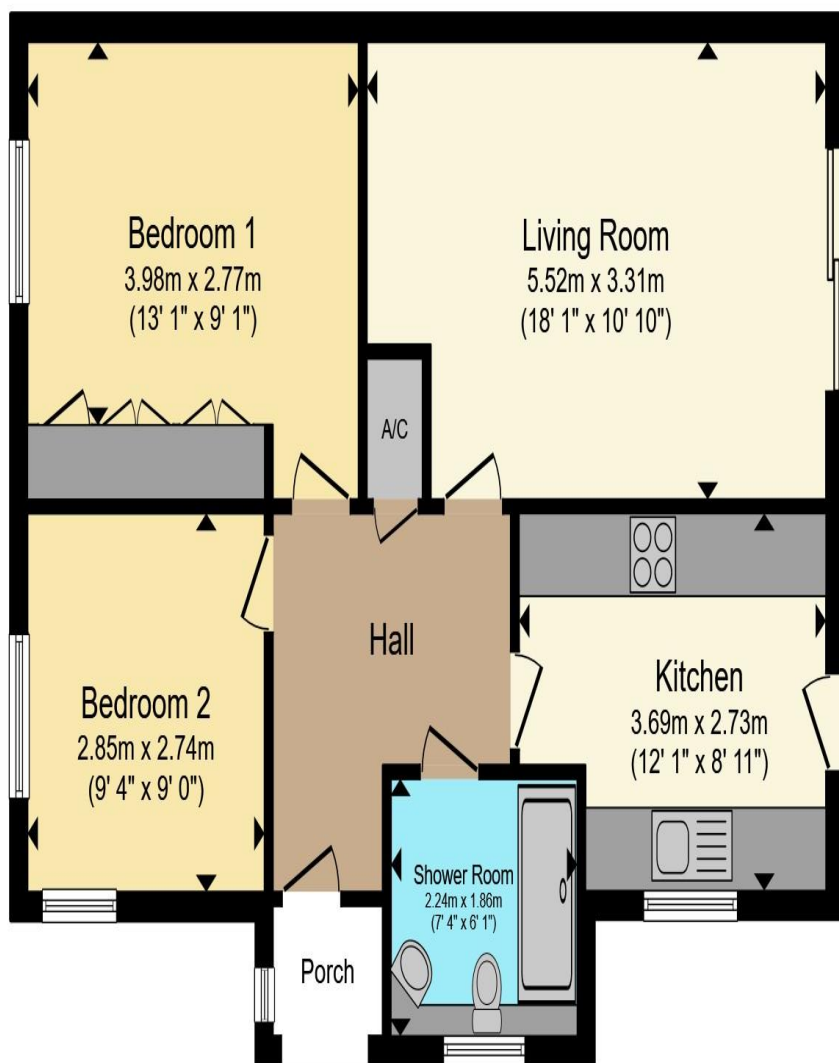
Outside, the front of the property provides off-road parking for two vehicles, situated in front of the single garage.

The rear garden is a particular highlight, having been beautifully landscaped and thoughtfully planted with a variety of fruit trees along the borders. A decked area with pergola provides the perfect setting for outdoor seating and entertaining, while the remainder of the garden offers a peaceful and attractive outdoor space.

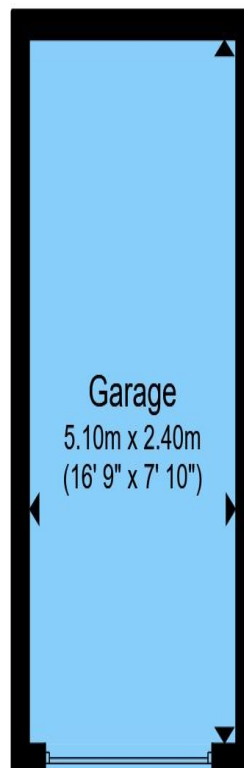
Agents Note

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.





Floor Plan



Garage

Total floor area 74.0 m² (797 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**

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