



**Sharman
Quinney**
www.sharmanquinney.co.uk
MARCH 01554 661166
for sale

Badgeney Road, MARCH
£220,000 Freehold

**Sharman
Quinney**

Key Features



- Can be Sold with No Onward Chain
- Walking Distance to Local Amenities including Shops and Schools
- Substantial Garage/Workshop Plus Ample Off-Road Parking
- EV Charging Point
- Generous Rear Garden

Upon entering, the entrance hall has stairs rising to the first floor and leads into the welcoming lounge. The lounge benefits from natural light through the front-facing window and features an attractive focal fireplace with a multi-fuel stove, creating a cosy and inviting space.

The generously sized separate dining room provides ample space for family meals and entertaining, with access into the conservatory. This versatile additional reception space could be utilised as a second lounge, home office, playroom or hobby room, with doors leading directly out into the garden.

The kitchen is fitted with modern units, tiled splashbacks and integrated appliances, including a gas hob and oven. The ground floor is completed



by a modern bathroom fitted with a three-piece suite.

Upstairs, there are three bedrooms comprising of two generous double bedrooms and a single bedroom. The third bedroom is currently being used as a walk-in wardrobe but could easily be adapted to suit family needs.

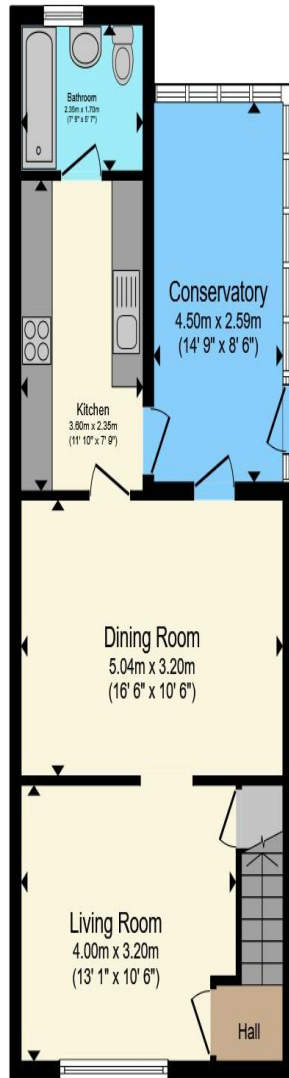
Outside, the front of the property provides off-road parking for multiple vehicles and an EV charging point, with the substantial timber-built workshop/garage positioned to the front. Accessed via double doors, the workshop benefits from both light and power, with an additional door providing access through to the rear garden, making it ideal for storage, a workshop or a range of hobbies.

The private rear garden is a fantastic feature of the property, being generously sized and predominantly laid to lawn. There is a timber summer house and garden shed, while beyond these is further garden space featuring a couple of established fruit trees, providing plenty of scope for gardening, entertaining and family enjoyment.

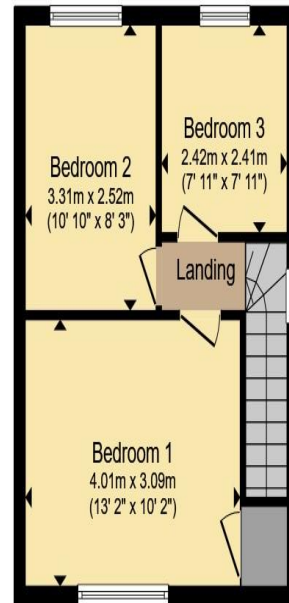
All measurements are listed on the floor plan.

Agents Notes: **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.**





Ground Floor



First Floor

Total floor area 90.8 m² (977 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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Quinney**

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01354 661166

Selling your property?

Contact us to arrange a **FREE**
home valuation.

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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: MRC207365 - 0001

