



Cawood Close, March
£180,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- 11ft Conservatory Overlooking Rear Garden

Entrance hall

Accessed via porch. UPVC door to side. Hard flooring. access to all internal rooms. Storage cupboard.

Lounge

Sliding patio doors into conservatory. Hard flooring.

Conservatory

Half brick, half UPVC conservatory. Hard flooring. windows on all sides and French doors out to the garden.

Kitchen

Window to side. Door to rear garden. Hard flooring. Fitted with a range of base and wall units with tiled splashbacks. Composite sink. Integrated



oven with gas hob and overhead extractor fan. Space for washing machine and under counter fridge/freezer. Wall mounted boiler.

Bedroom one

Bay window to front. Built in wardrobes with vanity space. Fitted carpet.

Bedroom Two

Window to front and side. Fitted carpet.

Bathroom

Frosted window to side. Tiled flooring and walls. Panelled bath with shower attachment, pedestal sink and low-rise toilet.

Outside

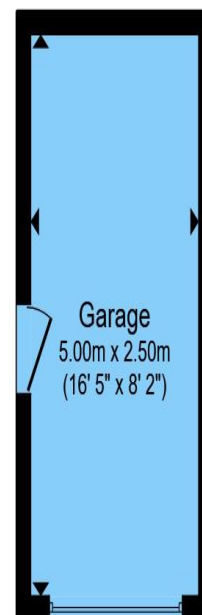
The front of the property offers off road parking to the side in front of the single garage. Landscaped with shingle and various shrubs. A gate allows access to the rear garden.

The rear garden is fully enclosed. Mostly laid to lawn and landscaped with various trees and shrubs. Patio area, stone pathway leading to personal door to garage. Garage is fitted with electric roller door to front and light/power.





Floor Plan



Garage

Total floor area 83.4 m² (897 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**

To view this property call Sharman Quinney on:
01354 661166

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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: MRC207175 - 0004

