

Acacia Grove, March

OIEO £200,000 **Freehold**

Sharman Quinney

Key Features

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- No Onward Chain
- Off Road Parking
- Walking Distance to Local Amenities
- Generous Rear Garden
- Multiple Reception Rooms

Ground Floor
Entrance Hall
Vinyl flooring. Stairs to first floor. Access into lounge.

Lounge
Bay window to front letting in plenty of natural light. Vinyl flooring. Access into the dining room.

Dining Room
Window to rear overlooking the garden. Vinyl flooring continued. Access to understairs storage and access into kitchen







Kitchen
Two windows and door to side leading into garden. Vinyl flooring. A range of modern base and wall units in a gloss finish with a tiled splash back over the stainless-steel sink, other integrated appliances include, dishwasher, eye level oven, electric hob with overhead extractor fan, drinks cooler. Space for fridge/freezer and washing machine - however the current owner is willing to include the existing for a separate negotiation.

First Floor
Bedroom One
Window to front. Fitted carpet. Built in cupboard with window to front.

Bedroom Two
Window to rear overlooking garden. Fitted carpet.

Bathroom
Window to rear. Fitted with a modern three-piece suite comprising of panelled bath with overhead rainfall shower, built in vanity unit with sink and low-rise toilet. Heated towel rail. Tiled walls and aqua panelling around bath. Access into airing cupboard.

Outside -
The front of the property is walled with double gates to allow access for a vehicle. The driveway is gravelled for low maintenance with a stone pathway leading to the front door and along the side passage to the rear garden.







Total floor area 69.1 m² (743 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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The rear garden is fully enclosed. Mostly laid to grass with stoned area with plants bordering. Timber shed. Brick built outside WC and cold water tap.

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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8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

march@sharmanquinney.co.uk

www.sharmanquinney.co.uk

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The Property Ombudsman