

Robshaw Close, March

Offers in Excess of £190,000 **Freehold**

Sharman Quinney

Key Features

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- No Onward Chain
- Newly Fitted Carpets Throughout
- Versatile Outbuildings
- Generous Bedrooms
- Walking Distance to Local Amenities

Upon entering, the hallway provides access to the lounge/diner, kitchen and useful understairs storage, with stairs rising to the first floor.
The lounge/diner is a bright and versatile space, with large windows to both the front and rear aspects allowing plenty of natural light throughout. A partial dividing wall provides a degree of separation between the lounge and dining areas, while a door from the dining section leads through to the kitchen.
The kitchen is fitted with a range of modern Shaker-style base and wall units, complemented by a stainless steel sink, space for a freestanding oven and tall fridge/freezer, along with a breakfast bar providing additional seating. A window and door lead through to the adjoining utility area.
Of timber construction, the utility area conveniently connects the main house to the brick-







built outbuildings. Offering further practical space, it benefits from base units, a stainless steel sink, plumbing for both a washing machine and tumble dryer, a window and a side door providing access to the garden. There is also access to a separate WC and a generous additional storage room.

To the first floor, the landing provides access to three bedrooms and the family bathroom. There are two good-sized double bedrooms and a single bedroom. Bedroom one is positioned to the rear of the property, enjoying a window overlooking the garden. Bedroom two is located to the front and benefits from a built-in storage cupboard housing the combi boiler, while bedroom three also overlooks the front aspect and offers a useful overstairs storage cupboard.

The family bathroom comprises a panelled bath with overhead shower, pedestal wash hand basin and low-level WC, with a frosted window to the rear providing natural light.

Outside, the front of the property is enclosed by fencing from the public footpath, with a stone pathway leading to the front entrance. An alleyway provides access to the private rear garden.

The rear garden is a particularly appealing feature, offering a good degree of privacy with no overlooking properties to the rear. Predominantly laid to lawn, the garden also benefits from a generous patio area, ideal for outdoor dining and entertaining.

All measurements are listed on the floor plan.







Ground Floor **First Floor**

Total floor area 94.9 m² (1,021 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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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.

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The Property Ombudsman