



Bittern Way, MARCH PE15 9HX

welcome to

Bittern Way, MARCH

Room for all the family ! Extended Detached House - Four Bedrooms - En Suite to Bedroom One - Lounge plus Separate Dining Room- Kitchen/Breakfast Room - Generous Rear Garden - Off Road Parking - Viewing Recommended



Entrance Door

Hall

Door to front. Window to front. Radiator. Laminate floor.

W.C.

Window to front. Extractor fan. Radiator. Low level w.c. Tiled floor. Vanity wash hand basin with storage under,

Living Room

Window to front. Window to rear. Radiator. TV point.

Dining Room / Study

Window to front. Window to rear. Laminate floor. Two radiators. Stairs leading off. Patio doors to garden.

Kitchen/Breakfast Room

French doors to garden. Window to side. Door to side. Single drainer sink with mixer taps, 1 1/4 bowl. Plumbing for washing machine. Integrated dishwasher. Range of wall and base units with storage under.

Stairs To First Floor Landing

Airing cupboard housing hot water tank. Loft access. Smoke alarm. Window to rear.

Bedroom One

Window to front. Radiator. Storage cupboard. TV point.

En Suite

Comprising four piece suite. Corner bath. Shower cubicle. Heated towel rail. Low level w.c. Pedestal wash hand basin. Shaver point.

Bedroom Two

Window to front. Radiator. Laminate floor.

Bedroom Three

Window to front. Radiator.

Bedroom Four

Window to rear. Integral wardrobes. Radiator.

Bathroom

Window to rear. Panel bath with shower mixer taps. Pedestal wash hand basin. Low level w.c. Heated towel rail.

Outside

Front garden is open plan for multi vehicle parking.

Rear garden is enclosed with creative concrete, and laid to grass with mature trees and shrubs bordering. Decked area.

Log cabin with electric and lighting laid on.



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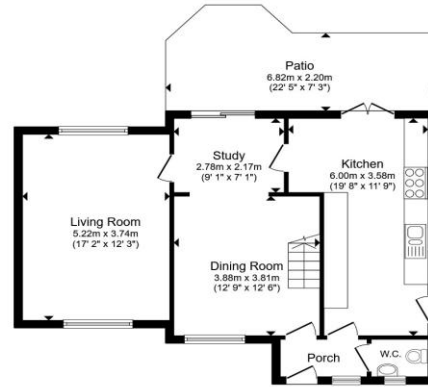
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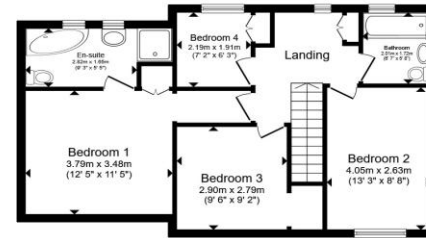
Tenure: Freehold

EPC Rating: D

Council Tax Band: B



Ground Floor



First Floor

Total floor area 120.1 m² (1,292 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



£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MCH114762 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown



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