



Russell Avenue, March
£220,000 **Freehold**

**Sharman
Quinney**

Key Features



- Great Family Home
- Off Road Parking for Multiple Cars
- Walking Distance to Local Amenities including Town Centre and Schools
- Versatile and Practical Layout
- Dedicated Study Space

Upon entering, you are welcomed into a bright and practical entrance hallway, providing access to the main rooms on the ground floor and stairs rising to the first floor. The separate lounge is a comfortable space with a window overlooking the rear garden, creating a pleasant outlook and providing a lovely space for relaxing as a family.

The kitchen/diner forms the heart of the home and offers a practical space for cooking, family meals and entertaining. The kitchen is fully equipped with a good range of fitted units and work surfaces, while a front-facing window allows natural light into the room. A door provides direct access into the rear garden, making the space particularly convenient for busy family life. Off the kitchen is a useful utility area, providing additional space for laundry and household



appliances. This area also benefits from a further door providing access to the front of the property. There is also a dedicated study area located off the kitchen, offering a versatile space for working from home.

Upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for a growing family, guests or those looking for additional space for a home office or hobby room. The bedrooms are served by a family bathroom.

Outside, the front of the property has been gravelled to provide a generous amount of off-road parking, making it ideal for multiple vehicles and family life. To the rear is a good-sized, fully enclosed garden, predominantly laid to lawn and offering plenty of space for children to play and the whole family to relax outdoors.

All measurements are listed on the floor plan.

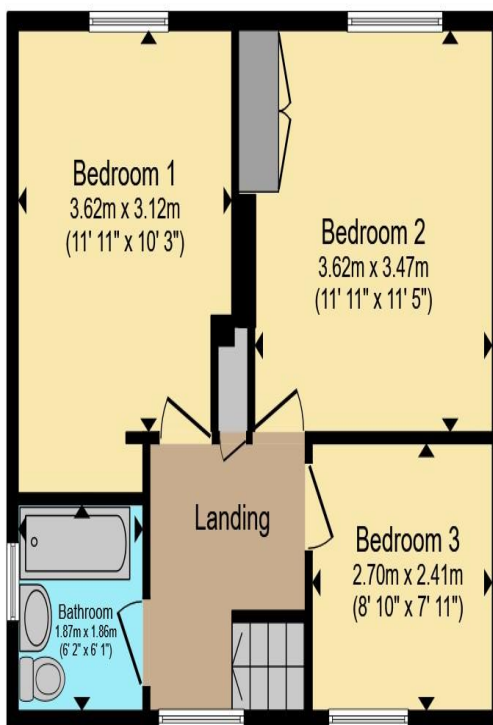
Agents Note

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.





Ground Floor



First Floor

Total floor area 96.4 m² (1,037 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**

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 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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: MRC207306 - 0001

