

Causeway Gardens, March

£220,000 **Freehold**

Sharman Quinney

Key Features

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- Walking Distance to Town Centre
- Close to Local Shop and Pub
- Generous Accommodation Throughout
- Quiet Residential Area
- Ample Off-Road Parking with EV Charging Point Plus Garage

Upon entering, the hallway provides access to all the main rooms.
Positioned to the left is the kitchen/diner, featuring a front-facing window and a range of base and wall units, providing ample storage and worktop space. There is an integrated eye-level double oven, integrated gas hob with extractor above, sink, space for an under-counter dishwasher and room for a dining table and chairs. A door leads through to the separate utility room.
The utility room is a particularly useful addition, offering plumbing for both a washing machine and tumble dryer, further worktop space and room for a freestanding fridge/freezer. There are also external access doors leading to both the front and rear gardens.
The lounge is a generous reception room, benefiting from newly fitted carpets and ample







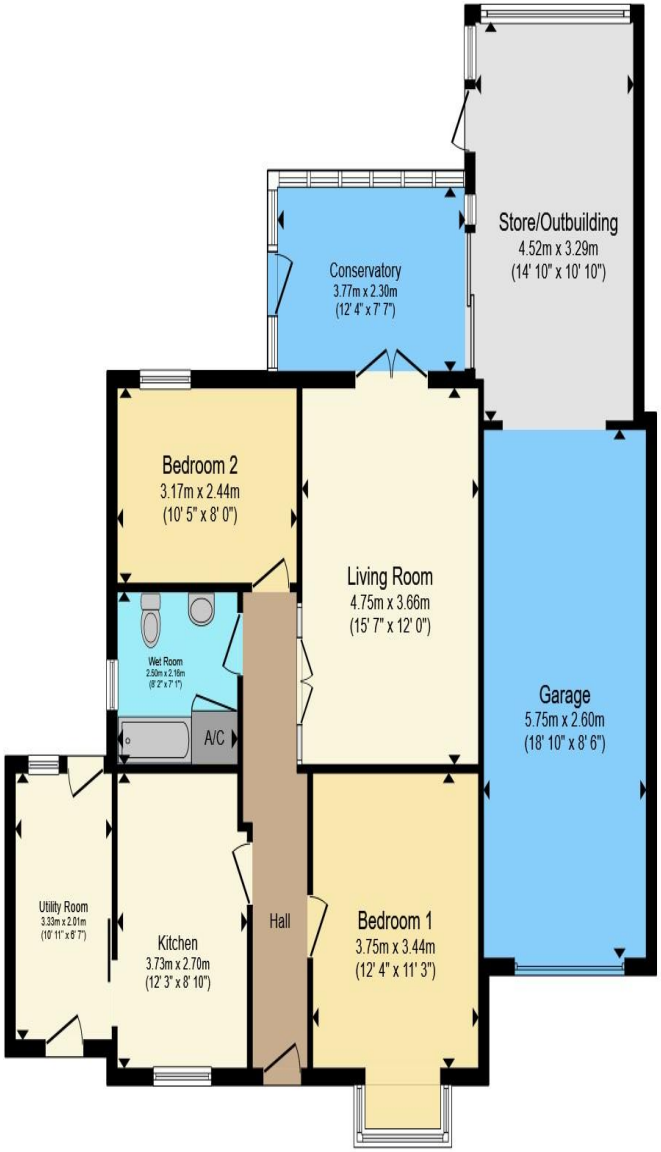
space for a range of furnishings. French doors open into the conservatory, creating a lovely additional living space overlooking the rear garden. The conservatory also has a side door providing direct access outside.
A further door leads into a second conservatory, currently utilised for storage. This area has been opened through into the garage, although could quite easily be reinstated if required, offering potential for alternative use.
Bedroom one is a generous double situated to the front of the property, featuring an attractive bay window. Bedroom two is also a comfortable double room, with a window overlooking the rear.
The accommodation is completed by a wet room, fitted with a walk-in shower, wall-mounted wash basin and low-level WC. There is a side-facing window providing natural light, along with a useful airing cupboard.

Outside, the front of the property is fully paved, providing extensive off-road parking. There is an up-and-over garage door and an electric vehicle charging point, with a side gate giving access to the rear garden.
The rear garden is fully enclosed and designed for ease of maintenance, being predominantly paved with established shrub borders.

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







Total floor area 121.5 m² (1,308 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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completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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The Property Ombudsman