



# MAXEY GROUNDS

**DRAFT PARTICULARS**

residential.sales@maxeygrounds.co.uk

01354 607100

Residential Sales

**Guide Price**

**£230,000-£250,000**



Ref: M5149

## **6 Smiths Chase, March, Cambridgeshire PE15 8QL**

This Detached Two Bedroom Bungalow is situated in a cul-de-sac location in the north side of the Town approximately one mile to the Town Centre and convenient to corner shops. The property benefits from Double Glazed Windows and Doors along with Gas Central Heating, Off Road Parking, Garage and enclosed rear Gardens.





# MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01354 607100

## Residential Sales

**PROPERTY INTRO** The property features Gas Fired Central heating to radiators and benefits from UPVC Double Glazing throughout. It includes a modern re fitted Kitchen, two Double Bedrooms, Bathroom, generous Lounge and Conservatory which enjoys attractive views of the well maintained rear garden. Outside the property is greeted by a driveway leading to the garage. The rear garden is mainly laid to lawn with a range of borders and benefits from a gate giving access into Nursery Drive. If you enjoy a hobby that needs a bit of space, You will appreciate the timber built workshop / cabin complete with electric and lighting connected.

This property is located in a small cul de sac on the outskirts of March and is ideal for getting to the A47 or March Train Station .

**HALL** Dado rail. Radiator. Boiler cupboard housing gas central heating boiler. Loft access. Doors to all rooms.

**LOUNGE** 14' 7" x 10' 0" (4.44m x 3.05m) Radiator. Opening into Conservatory.

**CONSERVATORY** 8' 8" x 8' 2" (2.64m x 2.49m) Radiator. Laminate floor. French doors to rear.

**KITCHEN / BREAKFAST ROOM** 10' 4" x 8' 8" (3.15m x 2.64m) Window to front. Sink with worktop surfaces. Cupboards and drawers under with matching wall cupboards. Tiled splashbacks. Plumbing for washing machine. Fitted gas hob, oven and extractor hood above.

**BEDROOM ONE** 16' 0" x 10' 4" (4.88m x 3.15m) Window to front. Radiator (measured to range of fitted wardrobes to one wall).

**BATHROOM TWO** 9' 5" x 9' 2" (2.87m x 2.79m) Window to rear. Radiator.

**BATHROOM** Window to side. Panelled bath with shower and screen over. Pedestal wash hand basin. Low level wc. Extractor fan. Tiled walls. Radiator.

**FRONT GARDEN** The property has an open plan front garden, laid to gravel and shrubs. Drive to side leading to garage.

**GARAGE** 16' 6" x 8' 10" (5.03m x 2.69m) Garage with up and over door, power and lighting, personal door to rear.

**REAR GARDEN** The rear garden is enclosed by fencing and mainly laid to lawn with patio area.

**TIMBER STUDIO / WORKSHOP** 12' 7" x 8' 0" (3.84m x 2.44m) Timber Built Workshop: Window to front, door to side, window to side, electric and lighting connected.

**SERVICES** All main services are connected.

**VIEWINGS** Strictly by appointment with the selling agent Maxey Grounds.

**POSSESSION** Vacant possession upon completion of the purchase.



# MAXEY GROUNDS

residential.sales@maxeygrounds.co.uk

01354 607100

## Residential Sales

**DIRECTIONS** From March High Street Office  
Take High Street onto Broad Street. Turn left  
onto Dartford Road/B1099. Continue to follow  
B1099 0.6 miles. At the Mini roundabout, take  
the 2nd exit onto Norwood Road. Turn left onto  
Smiths Chase. Turn left to stay on Smiths  
Chase. The bungalow will be on the Right

**COUNCIL TAX BAND** B

**EPC RATING** BAND D

**PARTICULARS PREPARED** 24<sup>th</sup> January 2023



MAXEY  
GROUNDS





MAXEY  
GROUNDS





MAXEY  
GROUNDS

residential.sales@maxeygrounds.co.uk

01354 607100

Residential Sales

**WAITING FLOORPLAN**



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.