



Plot 6 Regal Fields, Berryfield, March PE15 8PN

welcome to Regal Fields, Berryfield, March

- BRAND NEW Detached House
- Three Bedrooms
- En Suite to Master
- 21ft x 13ft Open plan Kitchen/ Dining Room

Tenure: Freehold
EPC Rating: TBA

£290,000

view this property online williamhbrown.co.uk/Property/MCH113863



Property Ref:
MCH113863 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Door

to

Hall

Radiator. Stairs leading off.

W.C.

Window to side. Low level wc. Pedestal wash hand basin. Extractor fan. Radiator.

Lounge

18' x 13' 6" (5.49m x 4.11m)
Window to front. Two radiators. TV point.

Kitchen / Dining Room

21' x 13' (6.40m x 3.96m)
Window to rear. French doors to garden. Single drainer sink with mixer taps. Radiator. Electric double oven, ceramic hob and cooker hood above. Integrated fridge and freezer. Plumbing for washing machine. Gas central heating boiler (wall mounted)

First Floor Landing

Loft access. Airing cupboard housing hot water tank.

Bedroom One

13' 4" x 12' (4.06m x 3.66m)
Bay window to front. Radiator. Range of fitted wardrobes to one wall. TV point.

En Suite

Window to front. Heated towel rail. Pedestal wash hand basin. Extractor fan. Low level wc. Shower cubicle.

Bedroom Two

13' 7" x 10' 6" (4.14m x 3.20m)
Window to rear. Radiator. Range of fitted wardrobes to one wall.

Bedroom Three

10' 8" x 7' 11" (3.25m x 2.41m)
Window to rear. Radiator.

Bathroom

Window to side. Panelled bath with shower above. Heated towel rail. Pedestal wash hand basin. Low level wc. Extractor fan. Shaver point.

Outside

Front garden is open plan.

Rear garden is enclosed with patio area and further garden is uncultivated.

Please note, there is gated access to the front.

Please Note

Any Measurements have been taken from plans

Some photos used may be of similar plots



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk