



## Fairfax Way, March, Cambs, PE15 9HP

Built in 2020 - Recently Re-Decorated - Cul-De Sac Location - Detached Bungalow - 3 Bedrooms -  
Kitchen/Breakfast Room & Lounge - Ensuite To Master & Bathroom - Enclosed Rear Garden & Driveway - No  
Upward Chain - Call To View - (01354) 696700

**£278,000**



#### Ground Floor

##### Kitchen/Breakfast Room

4.32m (14'1") x 3.60m (11'8") Max  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in gas hob, double glazed window to side, double glazed window to front, radiator and vinyl flooring.

##### Hallway

Boiler cupboard and vinyl flooring.

##### Lounge

4.32m (14'1") x 3.58m (11'7")  
Double glazed window to front, radiator and double doors leading to the rear.

##### Bedroom 1

3.83m (12'5") x 3.54m (11'6") Max  
Double glazed window to side, double glazed window to front and radiator.

##### En-suite

Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled splashbacks, double glazed window to rear, heated towel rail and vinyl flooring.

##### Bedroom 2

3.57m (11'7") x 2.82m (9'2")  
Double glazed window to side and radiator.

##### Bedroom 3

2.64m (8'6") x 2.49m (8'1")  
Double glazed window to rear and radiator.

##### Bathroom

Fitted with three piece suite comprising P-shaped bath, wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, heated towel rail and vinyl flooring.

##### Outside

The property offers a U-turn driveway to the front of the property which is laid gravel and allows parking for multiple vehicles. There is a side gate allowing access to an enclosed rear garden which is mainly laid to lawn, there is patio area in front of the double doors as well as a gravelled area down the side. There are two metal sheds included in which one is connected with power.

There is also planning permission which has been granted to erect a single garage.

EPC Rating - B



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.