



**31 Old West Estate, Benwick, March, Cambs, PE15 0XE**

Village Location - End Terraced House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge - Bathroom - Covered Car Port - Rear Garden - No Upward Chain - Call To View - (01354) 696700

**£275,000**





#### Property Description

Bed End- Terraced situated in a village location, offering 3 bedrooms, kitchen/diner, lounge, family bathroom, rear garden and covered car port to the front.

Entrance Hall  
Laminate flooring, radiator and stairs leading to the first floor.

Kitchen  
5.17m (16'9") x 5.66m (18'5")  
Fitted with matching base and eye level units with worktop space over, matching island, built in double oven, built in induction hob, plumbing for washing machine, space for fridge freezer, stainless steel sink with tiled splashbacks and tiled flooring.

Lounge  
3.46m (11'3") x 4.62m (15'1")  
Double glazed window, radiator and fitted carpet.

Landing

Double glazed window, radiator and fitted carpet.

Bedroom 1  
3.13m (10'2") x 5.19m (17")  
Double glazed window, radiator and fitted carpet.

Bedroom 2  
2.56m (8'3") x 3.99m (13")  
Double glazed window, radiator and fitted carpet.

Bedroom 3  
2.05m (6'7") x 2.96m (9'7")  
Double glazed window, radiator and fitted carpet.

Bathroom  
Fitted with three-piece suite comprising double shower cubicle, vanity wash hand basin, low level WC, heated towel rail, tiled splashback and tiled flooring.

Outside  
The property offers a covered car port to the front of the property, and an enclosed rear garden.

EPC- TBC



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.