



## Campbell Way, March, Cambs, PE15 8RG

Cul-De-Dac Location - Detached House - 3 Bedrooms - Kitchen & Lounge/Diner - Family Bathroom, En-Suite & Ground Floor WC - Garage & Driveway Parking - Enclosed Rear Garden - Call to View (01354) 696700

**£255,000**





## Ground Floor

### Entrance Hall

Double glazed entrance door, radiator, stairs to first floor and doors to:-

### Kitchen/Breakfast Room

3.26m (10'8") x 2.48m (8'2")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to front, tiled flooring, radiator and open plan with:

### Utility Area

2.48m (8'2") x 1.62m (5'4")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed door to side and tiled flooring.

### Lounge/Diner

6.53m (21'5") x 5.18m (17') max  
Double glazed window to rear, two double glazed window to side,

under-stairs storage cupboard, three single radiators, double glazed sliding doors to enclosed rear garden.

### WC

Double glazed window to front, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks and vinyl flooring.

### First Floor

#### Landing

Double glazed window to side, stairs to ground floor, airing cupboard and doors to:

### Master Bedroom

4.38m (14'4") x 2.91m (9'7")  
Double glazed window to rear, built-in wardrobe, single radiator and door to:

### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, extractor fan, double glazed window to side and single radiator.

### Bedroom 2

2.74m (9') x 2.00m (6'7") max  
Double glazed window to front and single radiator.

### Bedroom 3

2.82m (9'3") x 2.24m (7'4")  
Double glazed window to rear and single radiator.

### Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment, wash hand basin in vanity unit with base cupboard, part tiled walls and low-level WC, extractor fan, double glazed window to front and vinyl flooring,

### Outside

The property has a single garage with up and over door, power and lighting with driveway parking. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area and decking area.

EPC Rating: C



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.