

£440,000

18 Birchwood Avenue, March, PE15 9SB



To arrange a viewing call us now on 01354 701000

TWO FOR ONE! This generous home has ANNEXE ATTACHED or offers versatile accommodation for a big family or potential investment opportunity. Accommodation comprises SIX BEDROOMS, two bathrooms, TWO CONSERVATORIES, two kitchen/breakfast rooms and TWO LOUNGE/DINERS. Outside the gardens wraps around the house and there is ample parking and carport. EPC D

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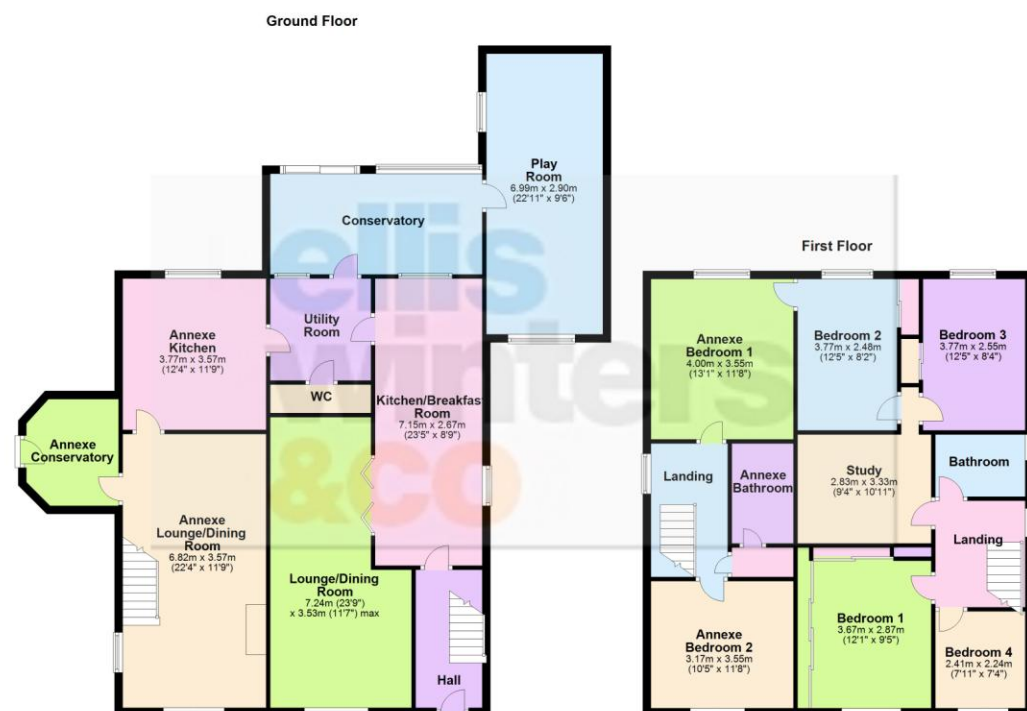
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Ground Floor

Main House

Hall

Stairs to first floor and landing, laminate flooring, cupboard.

Kitchen/Breakfast Room

7.15m (23'5") x 2.67m (8'9")  
Fitted with wall and base units, gas cooker point, one and half bowl sink unit with mixer tap, plumbing for slimline dishwasher, gas fired boiler, windows to rear and side, radiator, folding doors to:

Lounge/Dining Room

7.24m (23'9") x 3.53m (11'7") max  
Ornamental fire surround, window to front, radiator.

Utility Room

Wall and base units, plumbing for washing machine, window and door to conservatory.

WC

Fitted with WC and wash hand basin.

Conservatory

Brick and glazed construction, patio doors to rear garden and fitted with power.

Play Room

6.99m (22'11") x 2.90m (9'6")  
Window to side and front.

First Floor & Landing

Window to side, airing cupboard.

Bedroom 1

3.67m (12'1") x 2.87m (9'5")  
Window to front, radiator, fitted wardrobes to two walls

Study Area

3.33m (10'11") x 2.83m (9'4")  
Radiator.

Bedroom 2

3.77m (12'5") x 2.48m (8'2")  
Window to rear, radiator, fitted wardrobe.

Bedroom 3

3.77m (12'5") x 2.55m (8'4")  
Window to rear, radiator, fitted wardrobe, door to first floor annexe.

Bedroom 4

2.41m (7'11") x 2.24m (7'4")  
Window to front, radiator.

Bathroom

Fully tiled and fitted with a three piece suite comprising bath with electric shower over, WC and wash hand basin, heated towel rail, window to side.

Annexe

Annexe Lounge/Dining Room

6.82m (22'4") x 3.57m (11'9")  
Window to front and side, open fireplace, two radiators, stairs to first floor and landing with cupboard under.

Annexe Conservatory

Glazed construction and door to garden.

Annexe Kitchen

3.77m (12'4") x 3.57m (11'9")  
Fitted with wall and base units with gas cooker point, gas fired combination boiler, one and half bowl sink unit, window to rear, door to main utility room.

Annexe Landing

Window to side, storage cupboard.

Annexe Bedroom 1

4.00m (13'1") x 3.55m (11'8")  
Window to rear, radiator, door to main house first floor.

Annexe Bedroom 2

3.55m (11'8") x 3.17m (10'5")  
Window to front, radiator.

Annexe Bathroom

Fitted with a four piece suite comprising bath with separate shower unit, WC and wash hand basin, radiator.

Outside

To the front of the property there is a double width driveway leading to the generous carport. The remainder of the front garden is laid to gravel with shrubs inset. A side access leads to the rear garden which has a patio area with the remainder laid to lawn, shed, water supply and 2 walnut trees.

Directions

From March High Street at the mini roundabout turn right onto Burrow Moor Road where Birchwood Avenue can be found on the left hand side.

Freehold

It should be noted that the property is officially known as 18 & 18a however they are on the same title deed (information provided by the current owner) All services are separate for each property including council tax. 18 band C & 18a band B. Both properties have their own entrance.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.