

£190,000

35 All Saints Close, March, PE15 8US



To arrange a viewing call us now on 01354 701000

Located in a cul-de-sac close to both the train station and town this semi detached house boasts a GOOD SIZE KITCHEN/DINER, dual aspect lounge, GROUND FLOOR CLOAKROOM, family bathroom and TWO DOUBLE BEDROOMS. Outside there is an allocated parking space plus SOUTH AND WEST FACING GARDENS. EPC C



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#### Ground Floor

##### Hall

Stairs to first floor and landing, window to front, radiator.

##### WC

Fitted with WC and wash hand basin, plumbing for washing machine, airing cupboard housing hotwater tank, window to rear, radiator.

##### Lounge

3.62m (11'11") x 3.49m (11'5")

Window to side and rear, radiator, double doors to garden.

##### Kitchen/Dining Room

3.98m (13'1") x 3.62m (11'11")

Fitted with wall and base units with integral oven, hob and hood, plumbing for washing machine, gas fired boiler, window to front and rear, radiator.



#### First Floor & Landing

Window to rear, storage cupboard, radiator, access to loft with ladder, part boarding and light.

##### Bedroom 1

4.20m (13'9") max x 3.62m (11'11")

Window to rear and side, radiator.

##### Bedroom 2

3.62m (11'11") x 3.14m (10'4")

Window to front and rear, radiator.



#### Bathroom

Fully tiled and fitted with a three piece suite comprising bath with mixer tap shower, wash hand basin and WC, window to rear, heated towel rail.

#### Outside

To the front there is an allocated parking space. A gated side access leads to the South and West facing side and rear garden which is laid to patio and lawn with water supply and electric.



#### Freehold

Council tax band B

It should be noted that there is a management fee of £46.65 PCM currently.

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.

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