

Offers in excess of  
**£290,000**

186 Badgeney Road, March, PE15 9AZ



**To arrange a viewing call us now on 01354 701000**

Offered in IMMACULATE ORDER INSIDE AND OUT, this house must be viewed! Features include lounge with BI-FOLDING DOORS AND LOG BURNER, conservatory, WC, hallway with storage, SOCIAL KITCHEN/DINING ROOM/FAMILY ROOM, utility, three bedrooms and bathroom. Outside is a GARDENER'S DREAM plus ample off road parking! EPC D

Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR  
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#### Ground Floor

##### Hall

Radiator, stairs to first floor and landing with cupboards and shelving fitted below, tiled flooring.

##### WC

Fitted with wash hand basin and WC, window to rear, radiator.

##### Lounge

5.10m (16'9") x 2.91m (9'6")  
Window to front, fitted log burner, two radiators, bi-folding door to:

##### Conservatory

Brick and glazed construction, radiator, power supply, double doors to garden.

##### Dining Room/Family Room

5.35m (17'7") x 3.47m (11'5")  
Two windows to front, two radiators, open plan to:

##### Kitchen

3.26m (10'8") x 2.40m (7'10")  
Fitted with wall and base units, integral double oven, hob and hood, gas fired boiler, one and half bowl sink unit with mixer tap, window to rear.

##### Utility

Plumbing for washing machine, space for tumble drier, radiator, door to rear garden.

#### First Floor & Landing

Window to rear, storage cupboard, airing cupboard with tank and shelving, access to loft with lighting.

##### Bedroom 1

3.30m (10'10") x 2.75m (9') min  
Window to front, radiator, double wardrobe.

##### Bedroom 2

3.32m (10'11") x 2.94m (9'8")  
Window to front, radiator.

##### Bedroom 3

2.45m (8') x 2.30m (7'7")  
Window to rear, radiator.

##### Bathroom

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

##### Outside

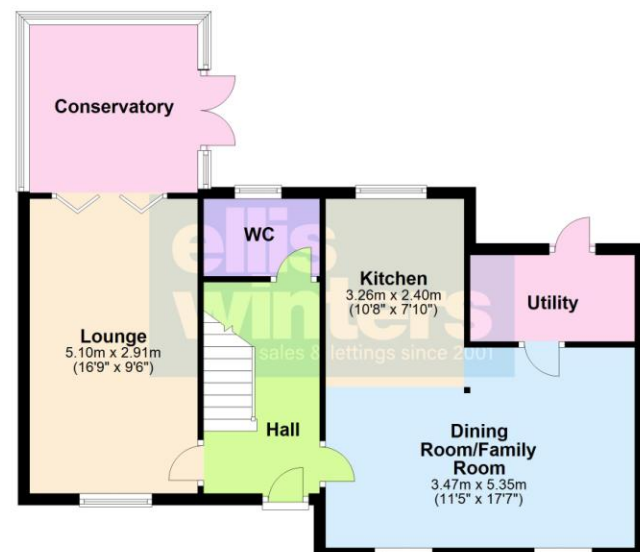
The brick weave driveway provides ample parking for multiple vehicles with turning point and very well stocked borders. A gated side access leads to the rear garden which is laid patio and lawn with well stocked borders and outside water supply. A gated access leads to the remainder of the garden which is laid to lawn with raised veg plot and garden shed.

#### Freehold

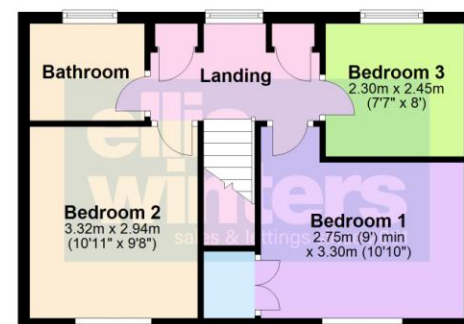
Council tax band C

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.

#### Ground Floor



#### First Floor



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