

Offers In Excess Of
£325,000

16 Fairfax Way, March, PE15 9HP



To arrange a viewing call us now on 01354 701000

This bungalow is much LARGER THAN IT LOOKS and must be viewed to fully appreciate all that is on offer including lounge plus SEPARATE DINING ROOM, kitchen/breakfast room with integral appliances, FOUR BEDROOMS plus FOUR PIECE BATHROOM SUITE. Outside there is ample parking plus LOVELY GARDEN. EPC C

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Hall
 Cupboard housing gas fired boiler, access to loft space.

Lounge
 4.95m (16'3") x 4.15m (13'8")
 Radiator, patio doors to garden, double door to Dining Room.

Kitchen/Breakfast Room
 4.55m (14'11") x 2.95m (9'8")
 Fitted with a matching range of wall and base units with integral double oven, hob and hood, plumbing for washing machine, one and half bowl sink unit, window to rear, radiator, door to garden.

Dining Room
 4.35m (14'3") x 3.20m (10'6")
 Bow window to front, radiator.

Bedroom 1
 4.60m (15'1") x 3.10m (10'2")
 Window to rear, radiator.

Bedroom 2
 5.16m (16'11") x 2.50m (8'2")
 Window to front, radiator.

Bedroom 3
 3.95m (12'11") x 3.00m (9'10") max
 Window to front, radiator.

Bedroom 4
 2.90m (9'6") x 2.57m (8'5")
 Window to front, radiator.

Bathroom
 Four piece suite comprising panelled bath, wash hand basin, shower cubicle and low-level WC, window to rear, radiator.

Outside
 To the front of the property there is ample parking for multiple vehicles. The rear garden is laid to patio with raised beds and extensively planted borders, pond, variety of fruit trees and outside water supply.

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

Approx. 117.1 sq. metres (1260.9 sq. feet)

