

£330,000

40A Elwyndene Road, March, PE15 9BL



To arrange a viewing call us now on 01354 701000

Offered with NO CHAIN and located in a VERY POPULAR AREA this quirky home boasts VERSATILE LIVING! Features include a SNOOKER ROOM which has ANNEXE POTENTIAL, multiple reception rooms, two cloakrooms, THREE BEDROOMS WITH ENSUITE TO MASTER, ample parking and DOUBLE GARAGE plus so much more including stain glass and unique woodwork! EPC C

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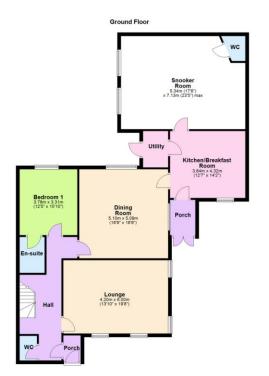
















Hall

Radiator, ornate stairs to first floor and landing with cupboard under, double cupboard, vaulted ceiling with stain glass feature window.

WC

Fitted with WC and wash hand basin, window.

Lounge

6.00m (19'8") x 4.20m (13'10")

Two windows, two further features stain glass windows, two radiators, fire surround.

Bedroom 1

 $3.78m\,(12'5")$  x  $3.31m\,(10'10")$  Window to rear, fitted bedroom furniture,

En-suite Show er Room Heated tow el rail. Fully tiled and fitted with shower unit, vanity

Dining Room

5.10m (16'9") x 5.09m (16'9") Dual aspect windows, radiator.

Kitchen/Breakfast Room 4.32m (14'2") x 3.84m (12'7") Fitted w ith wall and base units with central island, integral oven, hob and hood, sink unit with mixer tap, w indow, radiator, gas fired boiler.

wash hand basin and WC, heated towel rail.

Utility
Door to garden.

Porch

Double door front.

Snooker Room 7.13m (23'5") max x 5.34m (17'6") Two windows overlooking the garden, two radiators.

WC

Fitted with WC and wash hand basin, radiator.

First floor and Landing
Window to side, airing cupboard, radiator.

Two windows, two radiators, fitted triple

Stud

Window to front, radiator.

Bedroom 2 6.42m (21'1") x 4.05m (13'3")

Window, radiator.

wardrobe.
Bedroom 3

3.30m (10'10") x 2.88m (9'5")

Dothroom

Fitted with a four piece suite comprising freestanding roll top bath, shower cubicle, wash hand basin and WC, window to side, radiator

Outside

To the front of the property there is ample parking with turning area leading to the Double Garage 6.55m x 5.96m fitted with light and power and two electric roller shutter doors. There is a further secure bike storage area. The garden is laid mainly to block weave with raised beds, summerhouse/potting shed and store.

Freehold Council tax band E

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.

