

# £405,000



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Located in a very popular area this family home has all the space required! Features include THREE RECEPTION ROOMS plus kitchen/breakfast room, utility & WC, conservatory, FOUR DOUBLE BEDROOMS WITH TWO ENSUITES and family bathroom. Outside there is ample parking and DOUBLE GARAGE plus enclosed rear garden. EPC B

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## 1 Dahlia Close, March, PE15 9TP

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Ground Floor

Hall Radiator, stairs to first floor and landing.

Lounge 4.48m (14'8") x 3.51m (11'6") Window to front, radiator.

Study 2.50m (8'3") x 2.45m (8') Window to front, radiator.

WC Fitted with WC and wash hand basin, radiator.

Kitchen/Breakfast Room 4.59m (15'1") x 4.06m (13'4") Fitted with wall and base units with integral double oven, hob and hood, dishwasher, one and half bowl sink unit with mixer tap, understairs cupboard, window to rear, radiator.

Dining Room 3.86m (12'8") x 3.33m (10'11") Radiator, patio doors to garden.

Utility Room Plumbing for washing machine, space for tumble drier, gas fired boiler.

Conservatory UPVC and glazed construction, light and pow er fitted.

First Floor & Landing access to loft.

one wall.

En-suite

Outside Airing cupboard housing hot water tank, There is a lovely little front garden laid to law n with flow er borders. There is a parking area to the front and side of the DOUBLE Bedroom 1 GARAGE which is fitted with light and power. 3.81m (12'6") x 3.56m (11'8") A gated access leads to the side and rear Window to rear, radiator, fitted wardrobes to garden which is laid to patio and lawn with garden shed. Freehold Fitted with a three piece site comprising Council tax band D shower cubicle, wash hand basin, WC, window to rear, radiator. It should be noted there is a management fee of approx. £165 per year for maintenance of Bedroom 2 the communal areas 3.38m (11'1") x 3.13m (10'3") Window to front, radiator, fitted wardrobes to one wall. Ellis Winters has not tested any apparatus, equipment fitting

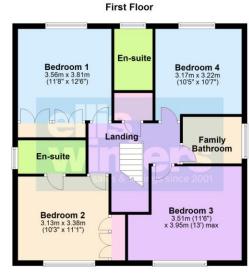
En-suite Fitted with a three piece site comprising shower cubicle, wash hand basin, WC, window to side, radiator.

Bedroom 3 3.95m (13') max x 3.51m (11'6") Window to front, radiator.

Bedroom 4 3.22m (10'7") x 3.17m (10'5") Window to rear, radiator.

Family Bathroom Fitted with a three piece suite comprising bath with mixer tap shower, wash hand basin and WC, window to side, radiator.









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.

