

£240,000

3 Butt Avenue, March, PE15 9SD



To arrange a viewing call us now on 01354 701000

Offered with NO CHAIN and located in a POPULAR AREA this semi detached home boasts LOTS OF PARKING, ample accommodation plus a SOUTH FACING GARDEN.

Accommodation comprises lounge/diner, kitchen, conservatory/utility room, three bedrooms and shower room. Outside there is GARAGE WITH ELECTRIC DOOR and low maintenance garden. EPC C



# £240,000

3 Butt Avenue, March, PE15 9SD



## Ground Floor

Freehold  
Council tax band B

Hall  
Radiator, stairs to first floor and landing.

Lounge/Dining Room  
7.10m (23'4") x 3.45m (11'4") max  
Window to front and rear, fireplace with living flame gas fire, two radiators.

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.

Kitchen 2.89m (9'6") x 2.51m (8'3")  
Fitted with wall and base units with gas cooker point, one and half bowl sink unit with mixer tap, gas fired boiler, window to rear, door to:



Conservatory/Utility Room.  
Double doors to garden, plumbing for washing machine.

First Floor & Landing  
Window to side, airing cupboard housing hot water tank and shelving.



Bedroom 1  
3.64m (11'11") x 3.39m (11'1")  
Window to front, double wardrobe, radiator.

Bedroom 2  
3.32m (10'11") x 2.84m (9'4")  
Window to rear, double wardrobe, radiator.

Bedroom 3  
2.46m (8'1") x 2.28m (7'6")  
Window to front, radiator.



Shower Room  
Fully tiled and fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to rear, heated towel rail.

Outside  
To the front and side of the property there is ample off road parking leading to the GARAGE with electric roller shutter door, fitted with light and power and personal door to the garden. The rear garden is laid mainly to patio with flower and shrub borders with further flower bed and garden shed.



Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)