£240,000

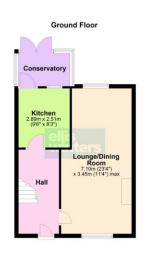
3 Butt Avenue, March, PE15 9SD



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







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Ground Floor

1.1-11

Radiator, stairs to first floor and landing.

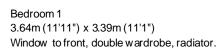
Lounge/Dining Room 7.10m (23'4") x 3.45m (11'4") max Window to front and rear, fireplace with living flame gas fire, two radiators.

Kitchen 2.89m (9'6") x 2.51m (8'3")
Fitted w ith wall and base units with gas
cooker point, one and half bow I sink unit w ith
mixer tap, gas fired boiler, w indow 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 2 3.32m (10'11") x 2.84m (9'4") Window to rear, double wardrobe, radiator.

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

Show er 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.









Freehold Council tax band B

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.





