

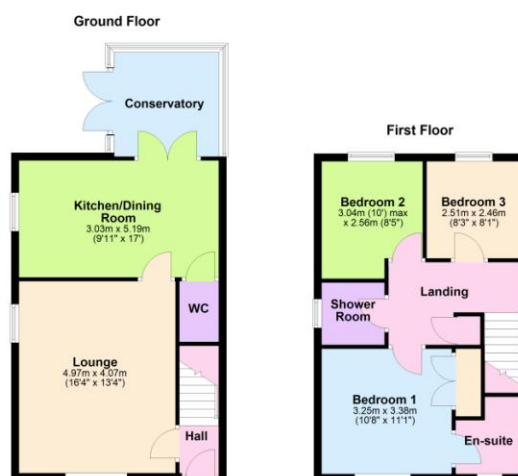
Offers in Excess of  
**£210,000**

35 Station Avenue, Murrow, PE13 4HE



To arrange a viewing call us now on 01354 701000

Located in a lovely village with access to March, Wisbech and Peterborough this good size home boasts fabulous FIELD VIEWS at the end of the SOUTH EAST FACING GARDEN. Accommodation includes dual aspect lounge, REFITTED KITCHEN WITH OVEN & HOB, WC, three bedrooms with ENSUITE TO MASTER plus shower room. Outside there is parking and garden. EPC B



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#### Ground Floor

Hall  
Radiator, stairs to first floor and landing.

Lounge  
4.97m (16'4") x 4.07m (13'4")  
Window to front and side, radiator.

Kitchen/Dining Room  
5.19m (17') x 3.03m (9'11")  
Fitted with wall and base units with breakfast bar, integral oven, hob and hood, plumbing for washing machine, oil fired boiler, on and half bowl sink unit with mixer tap, window to side, double doors to:

Conservatory  
Glazed construction with radiator, double doors to garden.

Ground Floor WC  
Fitted with a two piece suite comprising WC and wash hand basin, radiator.

First Floor & Landing  
Storage cupboard with radiator and shelving, access to loft with ladder.

Bedroom 1  
3.38m (11'1") x 3.25m (10'8")  
Window to front, radiator, double wardrobe.

En-suite  
Fitted with a three piece suite comprising shower unit, wash hand basin and WC, window to front, radiator.

Bedroom 2  
3.04m (10') max x 2.56m (8'5")  
Window to rear, radiator.

Bedroom 3 2.51m (8'3") x 2.46m (8'1")  
Window to rear, radiator.

Show er Room  
Fitted with a three piece suite comprising shower unit, wash hand basin and WC, window to side, radiator.

#### Outside

To the front of the property there is a gravel area providing off road parking. The South East facing rear garden is laid to patio and lawn with oil tank and boasts far reaching field views.

Freehold  
Council tax band A

It should be noted that the property has oil fired central heating, solar panels and a shared sewage treatment plant with the adjoining property.

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.



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