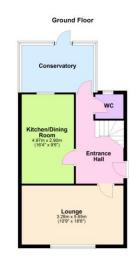
£260,000

52 Ellingham Avenue, March, PE15 9TE



To arrange a viewing call us now on 01354 701000

Located in a POPULAR AREA this home has been refurbished by the current owners and comprises a LOVELY KITCHEN/DINER WITH INTEGRAL APPLIANCES, good size lounge, CONSERVATORY AND WC. To the first floor there are THREE DOUBLE BEDROOMS and refitted bathroom. Outside there is a lovely SOUTH EAST FACING GARDEN. EPC D







£260,000

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To the front of the property the garden is laid

parking subject to the necessary permissions

from the council. At the rear the South East facing garden is laid to patio and law nw ith garden shed. It should be noted that the rear

of the property does have a dropped kerb,

the current owners moved the fence back to give themselves more garden but could

easily be reinstated in its former position to

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

facilitate off road parking at the rear.

mainly to law nw ith potential for off road

Outside

Freehold

Council tax band C

purposes only and are not to scale



Ground Floor

Entrance Hall

Radiator, stairs to first floor and landing with storage cupboard.

Lounge

5.65m (18'6") x 3.28m (10'9") Window to front, two radiators.

Kitchen/Dining Room 4.97m (16'4") x 2.90m (9'6") Refitted withwall and base units with integrated double oven, hob, hood, washing machine and dishwasher, space for fridge/freezer, window to rear, radiator.

Fitted with WC and wash hand basin, window to rear, heated towel rail, concealed cupboard housing gas fired boiler.



First Floor & Landing Window to side, access to loftw ith ladder

Bedroom 1

Bedroom 2

3.99m (13'1") x 2.90m (9'6") Window to rear, radiator,

Bedroom 3

3.37m (11'1") x 2.70m (8'10") Window to front, radiator.

Refitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC, window to rear, heated towel



WC



Brick and glazed construction with radiator, door to rear garden.

and boarding.

4.28m (14') x 2.90m (9'6") Window to front, radiator.





Bathroom

rail.



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