

£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



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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 with wall and base units with integrated double oven, hob, hood, washing machine and dishwasher, space for fridge/freezer, window to rear, radiator.



WC

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

Conservatory

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



First Floor & Landing

Window to side, access to loft with ladder and boarding.

Bedroom 1

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



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.

Bathroom

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



Outside

To the front of the property the garden is laid mainly to lawn with potential for off road parking subject to the necessary permissions from the council. At the rear the South East facing garden is laid to patio and lawn with 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 facilitate off road parking at the rear.

Freehold

Council tax band C

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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