

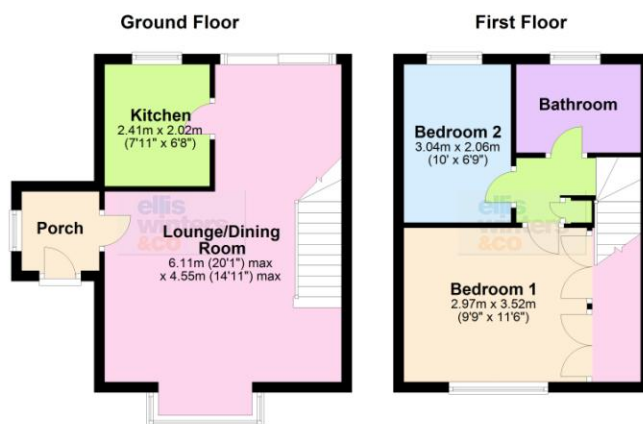
£205,000

96 Camargue Drive, March, PE15 9PF



To arrange a viewing call us now on 01354 701000

This lovely end terraced home is perfect for either a first time buyer or investor and boasts a LOVELY LOUNGE/DINER with box bay window, KITCHEN WITH OVEN AND HOB, two bedrooms and REFITTED BATHROOM. Outside is a FABULOUS GARDEN, off road parking and GARAGE. EPC C



# £205,000

96 Camargue Drive, March, PE15 9PF



## Ground Floor

### Porch

Window to side, radiator, tiled flooring.

### Lounge/Dining Room

6.11m (20'1") max x 4.55m (14'11") max  
Box bay window to front, radiator, stairs to first floor and landing, patio doors to rear garden, laminate flooring.



### Kitchen

2.41m (7'11") x 2.02m (6'8")  
Fitted with wall and base units with integral oven and hob, gas fired combination boiler, plumbing for washing machine, sink unit, window to rear.

## First Floor & Landing

Storage cupboard.

### Bedroom 1

3.52m (11'6") x 2.97m (9'9")  
Window to front, radiator, fitted wardrobes to one wall and dresser.



### Bedroom 2

3.04m (10') x 2.06m (6'9")  
Window to rear, radiator.

### Bathroom

Fully tiled and fitted with a three piece suite comprising bath with mixer tap shower, WC and wash hand basin, tiled flooring, window to rear, radiator.



## Outside

To the front of the property there is low maintenance gravel whilst to the side there is space for parking. A gated side access leads to the rear garden which is laid to patio and lawn with apple and pear trees, garden shed and outside water supply. There is a GARAGE located in a block - last on the right hand side.



## Freehold

Council tax band A

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.

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)