

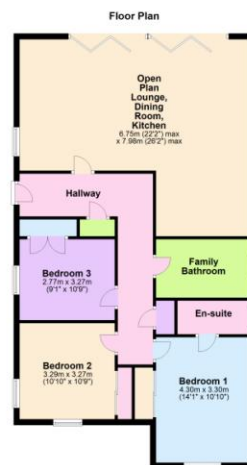
£400,000

12 The Avenue, March, PE15 9PR



To arrange a viewing call us now on 01354 701000

Offered with NO CHAIN and located in a popular area this lovely detached bungalow boasts AN OPEN PLAN LIVING SPACE with a fabulous KITCHEN WITH INTEGRATED APPLIANCES, lounge with BIFOLDING DOORS OPENING ONTO THE GARDEN, three double bedrooms, ENSUITE TO MASTER and four piece bathroom suite. Outside is garage and parking plus private garden. EPC B



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#### Hallway

Storage cupboard housing controls for under floor heating, airing cupboard housing hot water tank and shelving, gas fired boiler, woodflooring, spotlights to ceiling.

Open Plan Lounge, Dining Room, Kitchen 7.98m (26'2") max x 6.75m (22'2") max (L shaped room)

Lounge/Diner area: Bi-folding doors to one wall opening onto the rear garden, wood flooring with underfloor heating, double glazed window to side, spotlights to ceiling. Kitchen area: Fitted with a range of wall and base units incorporating induction hob, hood, two ovens, fridge/freezer, washing machine, dishwasher, sink unit with mixer tap, wood flooring with underfloor heating, carousel corner units, inset spotlights to ceiling.



#### Bedroom 1

4.30m (14'1") x 3.30m (10'10")

Double glazed window to front, fitted wardrobes, wood flooring with underfloor heating.



#### En-suite Shower Room

Fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash hand basin, low level WC, heated towel rail, underfloor heating, double glazed window to side, spotlights to ceiling.



#### Bedroom 2

3.29m (10'10") x 3.27m (10'9")

Double glazed window to front and side, wood flooring with underfloor heating, fitted wardrobes to one wall.

#### Bedroom 3

3.27m (10'9") x 2.77m (9'1")

Double glazed window to side, wood flooring with underfloor heating, fitted wardrobes to one wall.



#### Family Bathroom

Fully tiled walls and flooring with underfloor heating, four piece suite comprising bath, separate shower unit, vanity wash hand basin, low level WC, heated towel rail, double glazed window to side, spotlights to ceiling.

#### Outside

A parking area at one side leads to the GARAGE 6.92m x 3.06m with roller shutter door and fitted with light and power plus access door at the rear. A gated side access leads to the rear garden which is laid to patio and lawn with flower and shrub borders, outside lighting and water supply, garden shed.

It should be noted that the property is situated on a private roadway with a joint obligation for maintenance.

#### Freehold

Council Tax - D

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

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