

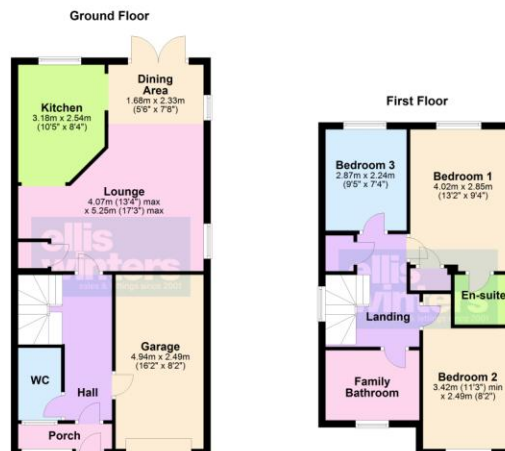
Offers in Excess of  
**£275,000**

8 Campbell Way, March, PE15 8RG



To arrange a viewing call us now on 01354 701000

BEAUTIFULLY RENOVATED AND EXTENDED. This lovely home has much to offer including THREE GOOD SIZE BEDROOMS WITH ENSUITE TO MASTER, refitted family bathroom, lounge with DINING AREA EXTENSION, ground floor cloakroom and REFITTED KITCHEN. Outside there is ample parking, GARAGE WITH ELECTRIC DOOR and low maintenance garden. EPC C



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#### Ground Floor

Porch.

Hall

Radiator, stairs to first floor and landing.

WC

Fitted with a two piece suite comprising WC and wash hand basin window to front, radiator.



Lounge

5.25m (17'3") max x 4.07m (13'4") max  
Understairs cupboard, radiator, window to side, open plan to:

Dining Area 2.33m (7'8") x 1.68m (5'6")

Double doors to garden, vaulted ceiling with inset spotlights.



Kitchen

3.18m (10'5") x 2.54m (8'4")

Fitted with a range of wall and base units with integral oven, hob, hood and microwave, gas fired boiler, one and half bowl sink unit with mixer, plumbing for washing machine, window to rear, radiator.

First Floor & Landing

Window to side, airing cupboard, access to loft with ladder, lighting and part boarding.



Bedroom 1

4.02m (13'2") x 2.85m (9'4")

Window to rear, radiator, fitted wardrobe.

En-suite

Fitted with a three piece suite comprising oversized shower cubicle, vanity wash hand basin and WC, window to side, heated towel rail.

Bedroom 2

3.42m (11'3") min x 2.49m (8'2")

Window to front, radiator.



Bedroom 3

2.87m (9'5") x 2.24m (7'4")

Window to rear, radiator.

Family Bathroom

Fitted with a three piece suite comprising P shaped bath with rainfall shower over, vanity wash hand basin and WC, window to front, heated towel rail.

Outside

To the front of the property the double width driveway provides ample off road parking for multiple vehicles leading to the Garage with electric roller shutter door and fitted with light and power with personal door to the main hallway. A gated side access leads to the rear garden which is laid to patio and lawn with shrub borders and a further patio at the end of the garden with shed.

Freehold

Council tax band B

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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