

£200,000

245 Norwood Road, March, PE15 8JL



To arrange a viewing call us now on 01354 701000

Offered in **IMMACULATE CONDITION** just pick up your furniture and move in! Accommodation comprises lounge opening to **REFITTED KITCHEN/DINER** with double doors to the garden, **THREE BEDROOMS** and fully tiled shower room. Outside there is potential for off road parking (subject to planning) and a good size **WEST FACING GARDEN**. EPC C



# £200,000

245 Norwood Road, March, PE15 8JL



## Ground Floor

### Hall

Stairs to first floor and landing.

### Lounge

3.72m (12'3") x 3.10m (10'2")

Bay window to front, radiator, exposed brickwork chimney breast, open plan to:

### Kitchen/Dining Room

4.84m (15'11") x 3.13m (10'3") max

Fitted with a range of wall and base units with integral oven, hob and hood, radiator, storage cupboard/pantry open plan to:

### Breakfast Area 2.87m (9'5") x 1.40m (4'7")

Further cupboards, plumbing for washing machine and space for tumble drier, skylight, double doors to garden.

### Shower Room

Fully tiled and fitted with a three piece suite comprising oversized, walk in shower unit, vanity wash hand basin and WC, window to rear, heated towel rail.

## First Floor & Landing

### Bedroom 1

3.73m (12'3") x 3.11m (10'2")

Window to front, radiator, cupboard housing gas fired boiler, ornamental fireplace, exposed floorboards.

### Bedroom 2

3.11m (10'2") x 2.61m (8'7") max

Window to rear, radiator, exposed floorboards.

### Bedroom 3

2.53m (8'4") x 2.19m (7'2")

Window to rear, radiator, exposed floorboards.

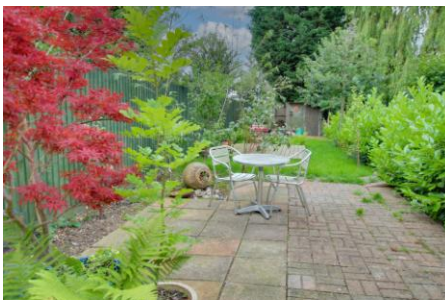
## Outside

The front garden is laid mainly to gravel and could be utilised for off road parking subject to the necessary planning permissions. A pedestrian right of way leads to the rear garden which is Westerly facing and is laid to patio and lawn with a variety of fruit trees and shrubs with two sheds, raised decking area and outside water supply.

## 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)