

£240,000

75 Grounds Avenue, March, PE15 9BG



To arrange a viewing call us now on 01354 701000

Offered in IMMACULATE ORDER THROUGHOUT this lovely bungalow sits on a good size plot and benefits from EXTENDED ACCOMMODATION including lounge with bay window, kitchen opening to DINING ROOM, two double bedrooms, shower room and CONSERVATORY overlooking the fabulous SOUTH WEST FACING GARDEN. To the front there is ample parking for multiple vehicles. EPC D



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**Hall**  
Radiator, access to loft with ladder, light and some boarding.

**Freehold**  
Council tax band A

**Lounge**  
4.00m (13'1") x 3.50m (11'6")  
Bay window to front, living flame gas fire set into fireplace, radiator.

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.



**Kitchen**  
3.40m (11'2") x 2.61m (8'7")  
Fitted with wall and base units with integral double oven, hob and hood, plumbing for washing machine and dishwasher, sink unit with mixer tap, window to rear, opening to:

**Dining Room**  
3.40m (11'2") x 2.85m (9'4")  
Cupboard housing gas fired boiler, vertical radiator.



**Conservatory**  
Brick and glazed construction, radiator, double doors to garden.

**Bedroom 1**  
3.60m (11'10") x 3.50m (11'6")  
Window to front, radiator.

**Bedroom 2**  
2.85m (9'4") x 2.85m (9'4")  
Window to rear, radiator.



**Shower Room**  
Fully tiled and fitted with a three piece suite comprising oversized shower cubicle, vanity wash hand basin, heated towel rail, window to rear.

**Outside**  
To the front of the property there is extensive off road parking for multiple vehicles. The passageway at the side leads to the rear garden which faces South West and is laid to patio and lawn which flower and shrub borders, garden shed, summerhouse, power and water supply and then further garden area laid to gravel.



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)