

£295,000

12 Kingsley Street, March, PE15 8LX



To arrange a viewing call us now on 01354 701000

This established home boasts generous lounge/diner, GOOD SIZE KITCHEN/BREAKFAST ROOM, ground floor cloakroom, THREE DOUBLE BEDROOMS and REFITTED FIRST FLOOR SHOWER ROOM. Outside there is off road parking whilst at the rear there is a GARAGE/WORKSHOP and lovely WEST FACING GARDEN. EPC TBC



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## Ground Floor

**Porch**  
Character tiled flooring, door to:

**Hall**  
Radiator, stairs to first floor and landing.

**Lounge/Dining Room**  
7.56m (24'10") x 4.00m (13'1")  
Two windows to side, bay window to front, window to rear, two radiators.



**Kitchen/Breakfast Room**  
5.15m (16'11") x 3.30m (10'10")  
Fitted with wall and base units with solid worktops and breakfast bar, integral oven, hob and hood, plumbing for washing machine and dishwasher, space for tumble drier, gas fired boiler, window to side, radiator, patio doors to rear, door to rear porch.



**WC**  
Fitted with vanity wash hand basin and WC, window to side.

**Rear Porch**  
Door to garden.

**First Floor & Landing**  
Window to side, radiator, access to loft with ladder, partially boarded and with lighting.



**Bedroom 1**  
3.70m (12'2") x 3.64m (11'11")  
Window to front and side, radiator.

**Bedroom 2**  
3.69m (12'1") x 3.34m (10'11")  
Window to side and rear, radiator.

**Bedroom 3**  
3.39m (11'2") x 3.38m (11'1")  
Window to rear, radiator.



## Outside

To the front of the property there is off road parking. The West facing rear garden is laid to patio and lawn with GARAGE/WORKSHOP 9m x 3.8m and is fitted with light and power. The remainder of the garden is set to established borders and decking.

Freehold  
Council tax band C

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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