

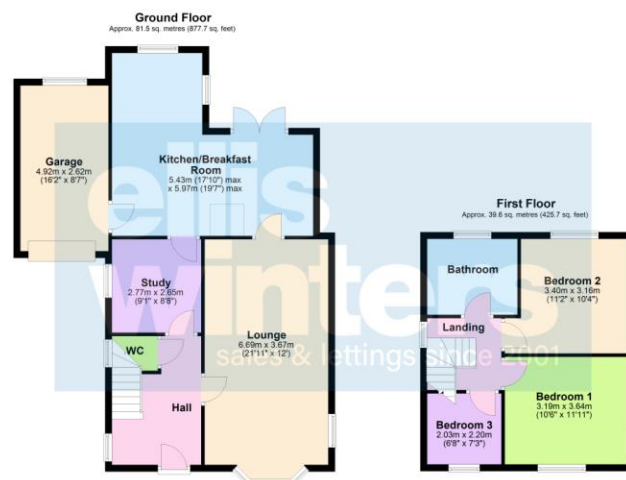
Offers in Excess of  
**£350,000**

11 Westwood Avenue, March, PE15 8AX



To arrange a viewing call us now on 01354 701000

Offered in BEAUTIFUL ORDER THROUGHOUT and boasting extended accommodation this stunning home is located in a popular area, close to town! Features include kitchen/breakfast room with VAULTED CEILING, lovely lounge/diner, cloakroom, three bedrooms and FOUR PIECE BATHROOM SUITE. Outside there is parking and garage plus a GOOD SIZE GARDEN. EPC E



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#### Ground Floor

##### Hall

Window to side, radiator, stairs to first floor and landing.

##### WC

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

##### Study

2.77m (9'1") x 2.65m (8'8")

Window to side, radiator.

##### Lounge

6.69m (21'11") x 3.67m (12')

Bay window to front, window to side, two radiators, log burner.

##### Kitchen/Breakfast Room

5.97m (19'7") max x 5.43m (17'10") max

L shaped room with vaulted ceiling, fitted with wall and base units with plumbing for washing machine and dishwasher, Lacanche range style cooker, window to side and rear, two skylight windows, two radiators, double doors to garden, door to garage.



#### First Floor & Landing

Window to side.

##### Bedroom 1

3.64m (11'11") x 3.19m (10'6")

Window to front and side, radiator.

##### Bedroom 2

3.40m (11'2") x 3.16m (10'4")

Window to rear, radiator.

Bedroom 3 2.20m (7'3") x 2.03m (6'8")

Window to front, radiator.



##### Bathroom

Fitted with a four piece suite comprising roll top bath, shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.



#### Outside

To the front and side of the property there is a gravel driveway providing off road parking for multiple vehicles plus electric vehicle charger and leads to the GARAGE which is fitted with light and power and has personal door to the main house. The rear garden is laid to patio with water supply leading to the main garden which is laid to lawn with undercover seating area. A gated access leads to a further garden area.

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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