

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

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



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