

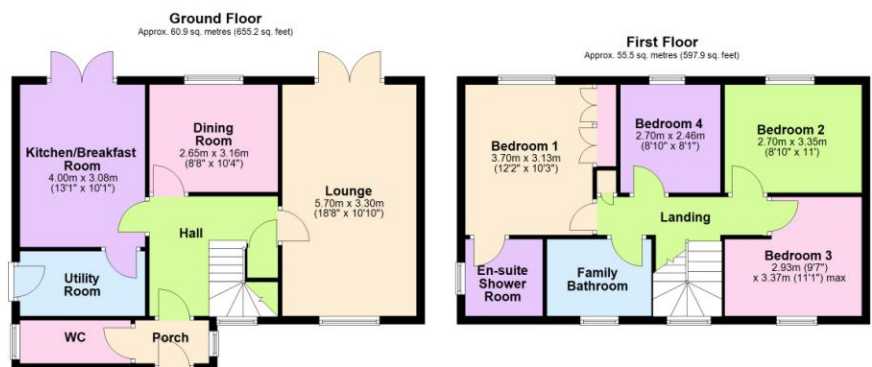
£348,000

24 Princess Avenue, March, PE15 9SQ



To arrange a viewing call us now on 01354 701000

Located in a very popular area this detached home is ideal for the growing family. The home boasts lounge with separate dining room, kitchen/breakfast room with integral appliances, utility and WC, four good size bedrooms, ensuite to master and family bathroom. Outside there is a double driveway and double garage plus lovely West facing rear garden. EPC C



Total area: approx. 116.4 sq. metres (1253.0 sq. feet)

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Ground Floor

Porch

Window to side.

WC

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

Hall

Stairs to first floor and landing, storage cupboard, radiator.

Lounge

5.70m (18'8") x 3.30m (10'10")
Window to front, radiator, double doors to rear garden, living flame gas fire.

Dining Room

3.16m (10'4") x 2.65m (8'8")
Window to rear, radiator.

Kitchen/Breakfast Room

4.00m (13'1") x 3.08m (10'1")
Fitted with wall and base units with integral oven, hob and hood, dishwasher and fridge/freezer, sink unit with mixer tap, radiator, double doors to rear garden.

Utility Room

Fitted with wall and base units, sink unit, plumbing for washing machine, space for tumble drier, gas fired boiler, radiator, door to side.

First Floor & Landing

Airing cupboard housing hot water tank and shelving, window to front, access to loft.

Bedroom 1

3.70m (12'2") x 3.13m (10'3")
Window to rear, radiator, two double door wardrobes.

En-suite Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to side, radiator.

Bedroom 2

3.35m (11') x 2.70m (8'10")
Window to rear, radiator.

Bedroom 3

3.37m (11'1") max x 2.93m (9'7")
Window to front, radiator.

Bedroom 4

2.70m (8'10") x 2.46m (8'1")
Window to rear, radiator.

Family Bathroom

Fitted with a three piece suite comprising bath with telephone style mixer tap, wash hand basin and WC, window to front, radiator.

Outside

To the front of the property there is a small garden area with a double driveway at one side leading to the double garage with two electric doors and fitted with light and power. The West facing rear garden is laid to patio and lawn with flower and shrub borders and outside awning.

Freehold

Council tax band D

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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