

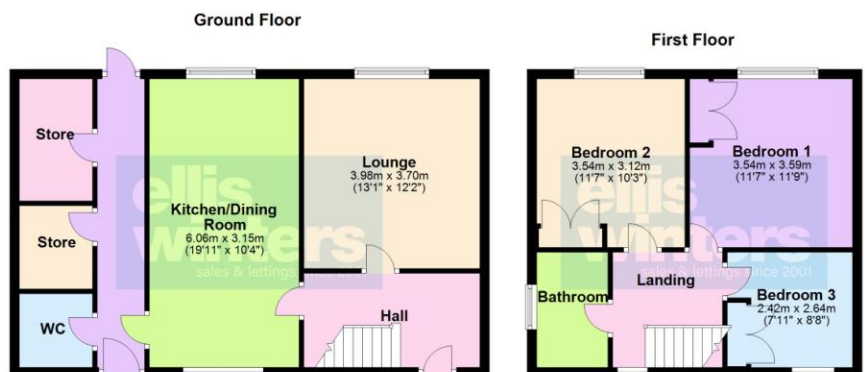
£190,000

35 Russell Avenue, March, PE15 8EN



To arrange a viewing call us now on 01354 701000

A generous home with a good size plot! This semi detached home has much to offer the growing family and boasts accommodation comprising lounge, good size kitchen/diner, ground floor WC with two brick built stores and side passage whilst upstairs there are 3 good size bedrooms and bathroom. Outside there is off road parking and generous rear garden. EPC C



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**Bathroom**  
Fitted with a three piece suite comprising bath, wash hand basin and WC, window to side, radiator.

**Outside**  
To the front of the property there is off road parking. The generous rear garden is laid mainly to lawn with patio area and a variety of trees including a specimen birch and variety of apple trees. There is also a garden shed, outside water and electric.

**Freehold**  
Council tax band A

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.



**Ground Floor**

**Hall**  
Stairs to first floor and landing, radiator.

**Lounge**  
3.98m (13'1") x 3.70m (12'2")  
Window to rear, radiator.

**Kitchen/Dining Room**  
6.06m (19'11") x 3.15m (10'4")  
Fitted with wall and base units, integral oven, hob and hood, plumbing for washing machine, sink unit, gas fired boiler, window to front and rear, radiator.



**Side Passage**  
Doors front and rear and two brick built stores.

**WC**  
Fitted with WC and window to front.



**First Floor & Landing**  
Window to front, access to loft with ladder, lighting and boarding.

**Bedroom 1**  
3.59m (11'9") x 3.54m (11'7")  
Window to rear, double cupboard, radiator.

**Bedroom 2**  
3.54m (11'7") x 3.12m (10'3")  
Window to rear, double cupboard, radiator.



**Bedroom 3**  
2.64m (8'8") x 2.42m (7'11")  
Window to front, cupboard and shelving, radiator.

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