

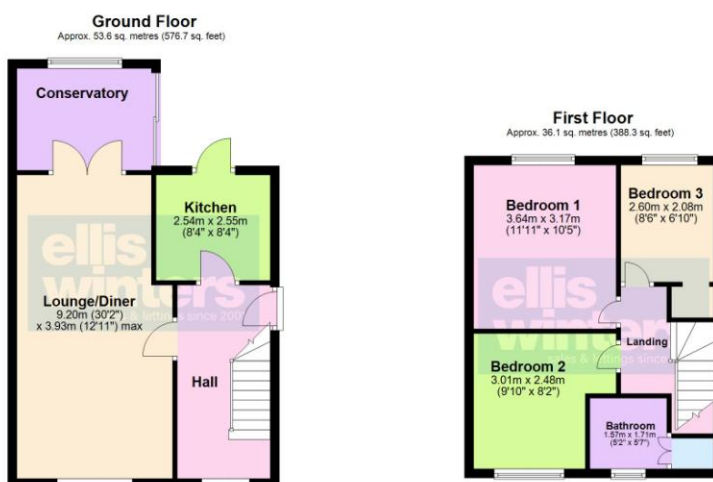
£200,000

78a The Avenue, March, PE15 9PR



To arrange a viewing call us now on 01354 701000

Offered with no chain this semi detached home is located in a popular area and boasts a good size lounge/diner, kitchen with oven and hob, conservatory/utility room, three bedrooms and first floor bathroom. Outside there is off road parking and enclosed rear garden. Viewing is a must to fully appreciate all that is on offer here. EPC C



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Ground Floor

Hall

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

Lounge/Diner

9.20m (30'2") x 3.93m (12'11") max
Window to front, radiator, double doors to

Conservatory

Brick and glazed construction, window to rear, patio doors to garden.

Kitchen

2.55m (8'4") x 2.54m (8'4")
Fitted with wall and base units with integral oven, hob and hood, gas fired boiler, plumbing for washing machine, one and half bowl sink unit with mixer tap, door to garden.

First Floor & Landing

Access to loft space.

Bedroom 1

3.64m (11'11") x 3.17m (10'5")
Window to rear, radiator.

Bedroom 2

3.01m (9'10") x 2.48m (8'2")
Window to front, radiator.

Bedroom 3

2.60m (8'6") x 2.08m (6'10")
Window to rear, radiator, open plan storage.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to front, storage cupboard.

Outside

There is parking at the rear of the property off Monument View. The rear garden is fully enclosed and laid to patio and lawn.

Freehold

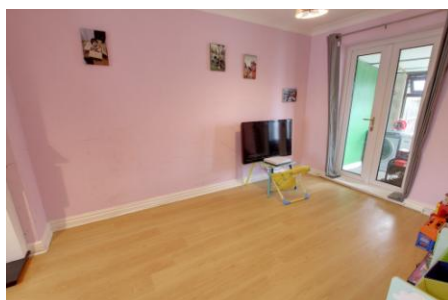
Council tax band B

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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