

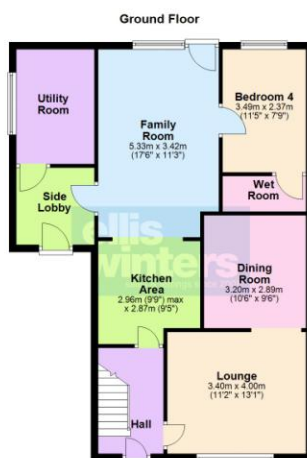
# £240,000

5 Papworth Road, March, PE15 9EU



To arrange a viewing call us now on 01354 701000

Boasting extended accommodation this lovely home boasts versatility within but also the opportunity to add further value. Accommodation comprises lounge opening to dining room, kitchen opening to family room, ground floor bedroom with partially fitted wet room ensuite, utility room, three further bedrooms and family bathroom. Outside here is parking and low maintenance rear garden. EPC C



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**First Floor & Landing**  
Window to side, access to loft which is part boarded.

**Bedroom 1**  
3.53m (11'7") x 3.20m (10'6")  
Window to front, radiator, fitted cupboard.

**Bedroom 2**  
3.43m (11'3") x 3.01m (9'10")  
Window to rear, radiator.

**Bedroom 3** 2.67m (8'9") x 2.37m (7'9")  
Window to front, radiator, fitted cupboard housing gas fired boiler.

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

**Outside**  
To the front and side of the property there is a gravel driveway. The rear garden is laid mainly to grass with garden shed.

**Freehold**  
**Council tax band B**

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**  
4.00m (13'1") x 3.40m (11'2")  
Window to front, integral media wall, radiator.

**Dining Room**  
3.20m (10'6") x 2.89m (9'6")  
Radiator.

**Kitchen Area**  
2.96m (9'9") max x 2.87m (9'5")  
Wall and base units with integral hob, hood and two ovens, sink unit with mixer tap, open plan, to:

**Family Room**  
5.33m (17'6") x 3.42m (11'3")  
Window to rear, door to garden, two radiators.

**Bedroom 4**  
3.49m (11'5") x 2.37m (7'9")  
Window to rear, radiator.

**Wet Room**  
Plastered and plumbing fitted but still requires fixtures and fittings which the current owner has and will include in the sale.

**Side Lobby**  
Door to front.

**Utility Room**  
Wall and base units with plumbing for washing machine and space for tumble drier, sink unit with mixer tap, window to side.



**Ellis Winters & Co** 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)