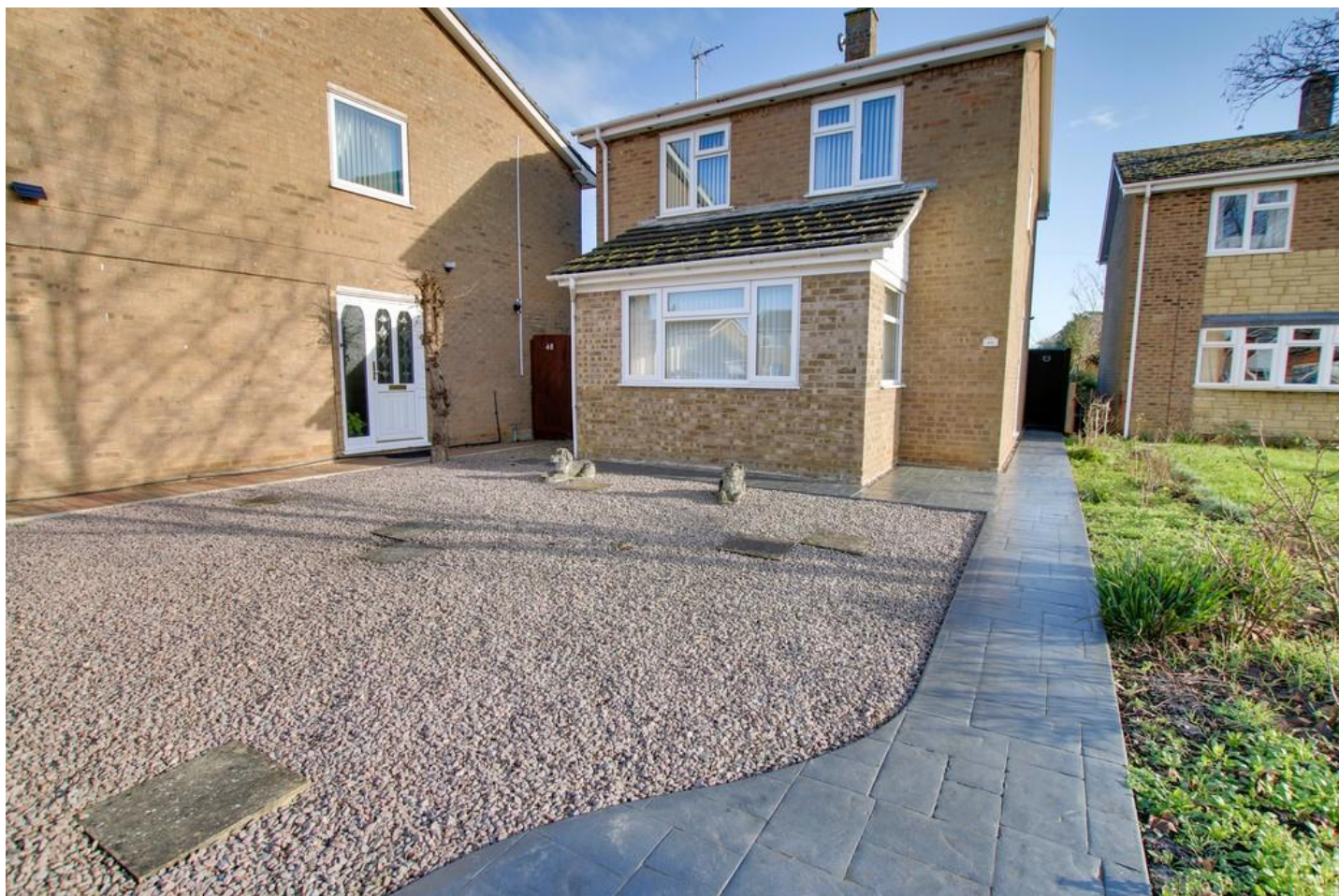


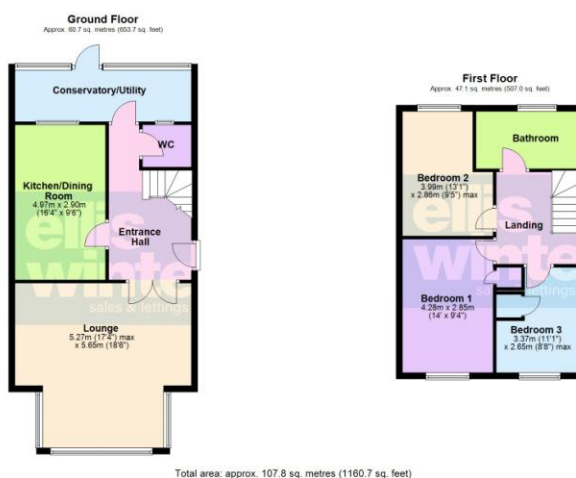
# £269,000

46 Ellingham Avenue, March, PE15 9TF



To arrange a viewing call us now on 01354 701000

Located in a popular area this detached family home has much to offer including extended lounge, refitted kitchen/diner with oven and hob, conservatory/utility room, ground floor cloakroom, three good size bedrooms and first floor bathroom. Outside there is a nice size rear garden with garage and parking. EPC C



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#### Ground Floor

##### Entrance Hall

Radiator, stairs to first floor and landing.

##### Lounge

5.65m (18'6") x 5.27m (17'4") max

Two windows to side, window to front, radiator, ornamental fireplace with electric fire inset and Barnack stone surround.

##### Kitchen/Dining Room

4.97m (16'4") x 2.90m (9'6")

Refitted with wall and base units, corner carousel units, integral Bosch oven, hob, hood and dishwasher, sink unit with mixer tap, window to rear, radiator.

##### Conservatory/Utility

Brick and glazed with window and door to rear, fitted with light, power and water supply, plumbing for washing machine and space for tumble drier.

##### WC

Fitted with vanity wash hand basin, WC, fitted storage, gas fired boiler, window to rear, radiator.

#### First Floor & Landing

Window to side, access to loft with lighting and racking.

##### Bedroom 1

4.28m (14') x 2.85m (9'4")

Window to front, airing cupboard, radiator.

##### Bedroom 2

3.99m (13'1") x 2.86m (9'5") max

Window to rear, radiator.

Bedroom 3 3.37m (11'1") x 2.65m (8'8") max  
Window to front, storage cupboard, radiator.

##### Bathroom

Fitted with a three piece suite comprising bath with electric shower over, wash hand basin, WC, window to rear, heated towel rail, fitted cupboard.

#### Outside

The rear garden is laid to patio and lawn with shrub borders, veg patch and garden shed with pathway leading to the GARAGE which is fitted with light and power and driveway at the rear from Sycamore Drive.

#### Freehold

Council tax band C

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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