

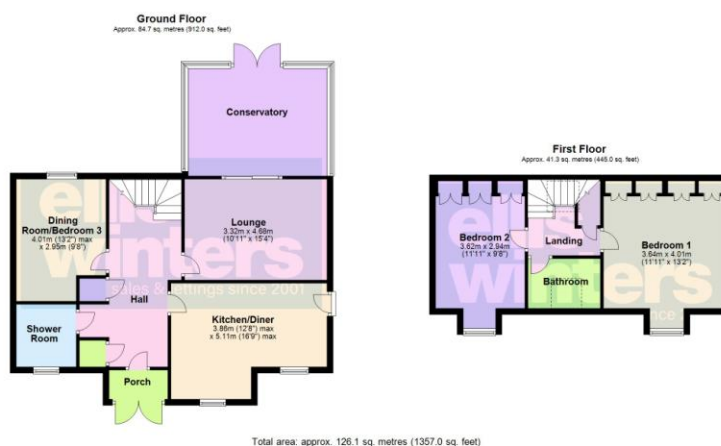
£325,000

54 Landau Way, March, PE15 8YD



To arrange a viewing call us now on 01354 701000

Offered in immaculate condition this chalet bungalow offers versatile accommodation within and benefits from a good size kitchen/diner which has been refitted and has integral appliances, lounge opening to conservatory, refitted ground floor shower room and first floor bathroom and three bedrooms. Outside there is parking and a good size, west facing garden. EPC C



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Bedroom 2 3.62m (11'11") x 2.94m (9'8") plus 3.97m (13') x 3.97m (13') Window to front, fitted wardrobes to onewall, radiator, access to loft with some boarding.

Bathroom

Refitted with a three piece suite comprising bath with shower over, wash hand basin, WC, skylight, radiator.

Ground Floor

Outside

A driveway to one side provides off road parking leading to the garage with electric roller shutter door. The garage is fitted with light and power and has personal door at the rear and storage in the loft. The West facing rear garden is laid to patio and lawn with shrub borders and summerhouse.

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.



Porch

Hall

Radiator, stairs to first floor and landing, airing cupboard housing hotwater tank, storage cupboard.

Kitchen/Diner

5.11m (16'9") max x 3.86m (12'8") max Refitted with wall and base units with integral oven, hob, hood and microwave, plumbing for washing machine, gas fired boiler, one and half bowl sink unit with mixer tap, two windows to front, radiator, door to side.

Dining Room/Bedroom

3 4.01m (13'2") max x 2.95m (9'8") Window to rear, radiator.

Lounge

4.68m (15'4") x 3.32m (10'11") Three radiators, patio doors to:



Conservatory

Brick and glazed construction, fitted with light and power, two radiators, double doors to rear garden.

Shower Room

Refitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to front, radiator.



First Floor & Landing

Skylight, storage cupboard.

Bedroom 1

4.01m (13'2") x 3.64m (11'11") Window to front, fitted wardrobes to onewall, radiator.



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