

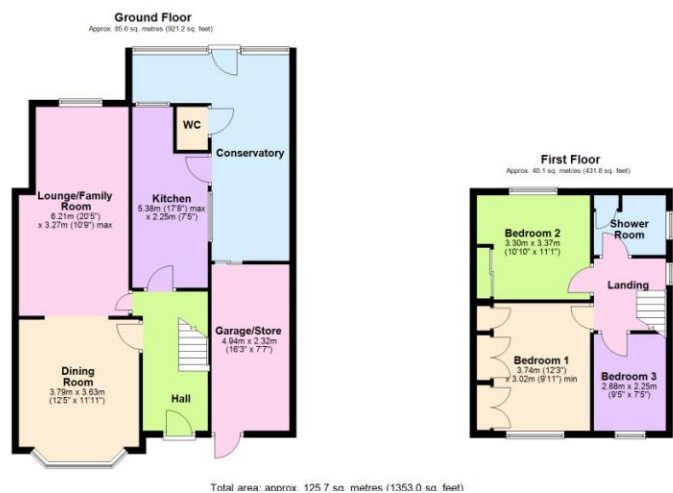
# £245,000

35 Green Street, March, PE15 9DU



To arrange a viewing call us now on 01354 701000

Located on a popular street this home boasts extended accommodation and a south west facing garden. Accommodation includes lounge/family room, separate dining room, kitchen, conservatory and WC. To the first floor there are three bedrooms and a shower room. Outside there is parking plus garage/store whilst at the rear the south west facing garden is laid to patio and lawn. EPC D



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## Ground Floor

**Hall**  
Radiator, stairs to first floor and landing.

**Kitchen**  
5.38m (17'8") max x 2.25m (7'5")  
Fitted with wall and base units, gas cooker point, gas fired boiler, one and half bowl sink unit with mixer tap, window to side and rear, radiator.

## Outside

To the front of the property there is off road parking leading to Garage/Store 4.94m x 2.32m and is fitted with light and power. The south west facing rear garden is laid to patio and lawn with flower and shrub borders 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.



**Dining Room**  
3.79m (12'5") x 3.63m (11'11")  
Bay window to front, radiator, double doors open to:

**Lounge/Family Room**  
6.21m (20'5") x 3.27m (10'9") max  
Window to rear, radiator.

**Conservatory**  
Brick and glazed construction, water tap, double doors to garden.

**WC**  
Fitted with WC and wash hand basin.

**First Floor & Landing**  
Window to side, radiator.

**Bedroom 1**  
3.74m (12'3") x 3.02m (9'11") min  
Window to front, two double wardrobes with further cupboards, radiator.

**Bedroom 2**  
3.37m (11'1") x 3.30m (10'10")  
Window to rear, double wardrobe, radiator.

**Bedroom 3**  
2.88m (9'5") x 2.25m (7'5")  
Window to front, radiator.

**Show er Room**  
Fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to side, airing cupboard, heated towel rail.



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