

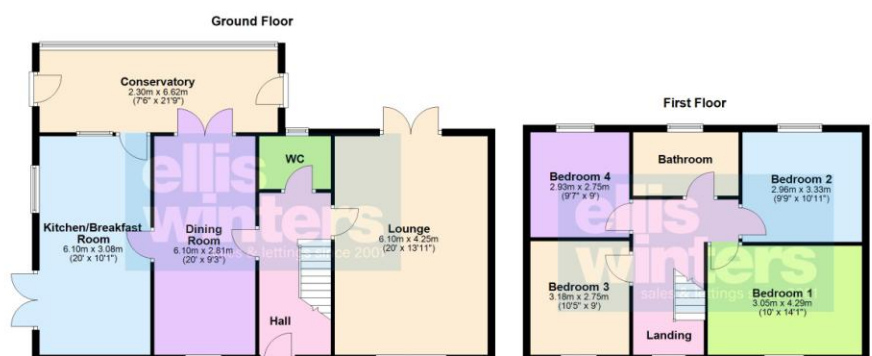
£375,000

11 Brewin Avenue, March, PE15 9SL



To arrange a viewing call us now on 01354 701000

Nestled in a cul-de-sac and offered with no chain this detached family home has much to offer including generous lounge and dining room, kitchen/breakfast room with integral appliances, ground floor cloakroom, four good size bedrooms and family bathroom. Outside the garden wraps around the home and faces south westerly. Viewings is a must to fully appreciate the potential here! EPC C



# £375,000

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## Ground Floor

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

**WC**  
Fitted with a two piece suite comprising WC and wash hand basin, window to rear, radiator.

**Lounge**  
6.10m (20') x 4.25m (13'11")  
Window to front, radiator, double doors to rear.

**Dining Room**  
6.10m (20') x 2.81m (9'3")  
Window to front, radiator, double doors to rear.

**Kitchen/Breakfast Room**  
6.10m (20') x 3.08m (10'1")  
Fitted with all and base units with integral double oven, hob and hood, gas fired boiler, one and half bowl sink unit with mixer tap, window to side and rear, double doors to side, radiator.

**Conservatory**  
Fitted with light and power, door to either side, base units, sink unit with mixer tap, plumbing for washing machine.

**First Floor & Landing**  
Window to front, radiator, airing cupboard, access to loft with ladder, light and part boarded.

**Bedroom 1**  
4.29m (14'1") x 3.05m (10')  
Window to front, radiator.

**Bedroom 2**  
3.33m (10'11") x 2.96m (9'9")  
Window to rear, radiator.

**Bedroom 3**  
3.18m (10'5") x 2.75m (9')  
Window to front, radiator.

**Bedroom 4**  
2.93m (9'7") x 2.75m (9')  
Window to rear, radiator.

**Bathroom**  
Fully tiled and fitted with a four piece suite comprising bath, shower cubicle, wash hand basin and WC, window to rear, radiator.

**Outside**  
To the front of the property there is ample off road parking leading to the garage at one side which is fitted with light and power. The garden wraps around to the property and faces south west and overlooks open fields and is mainly laid to lawn with apple trees and shed.

**Freehold**  
Council tax band D

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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