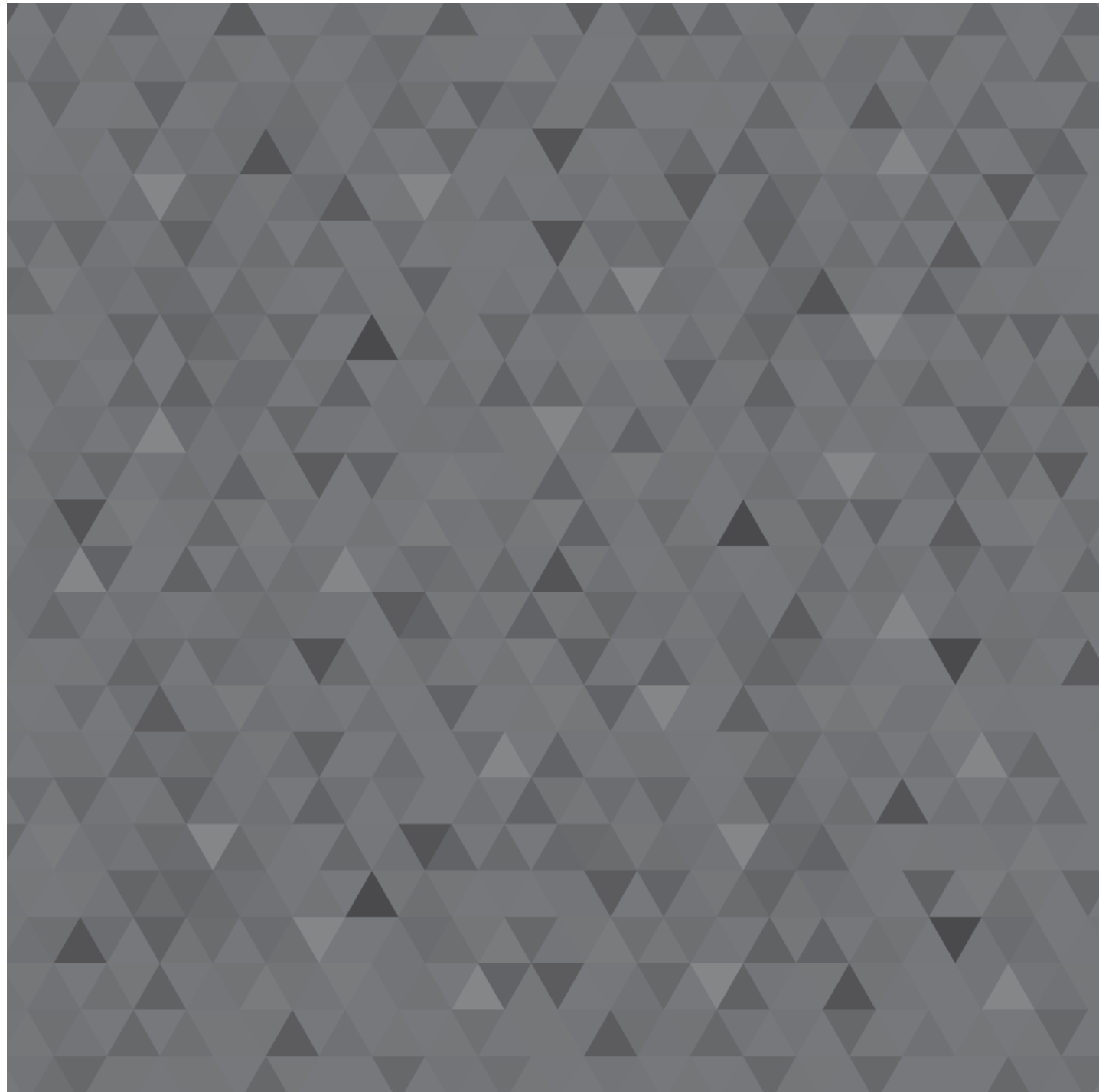




Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk

elliswinters&co



£450,000

52 Westwood Avenue, March, PE15 8AX



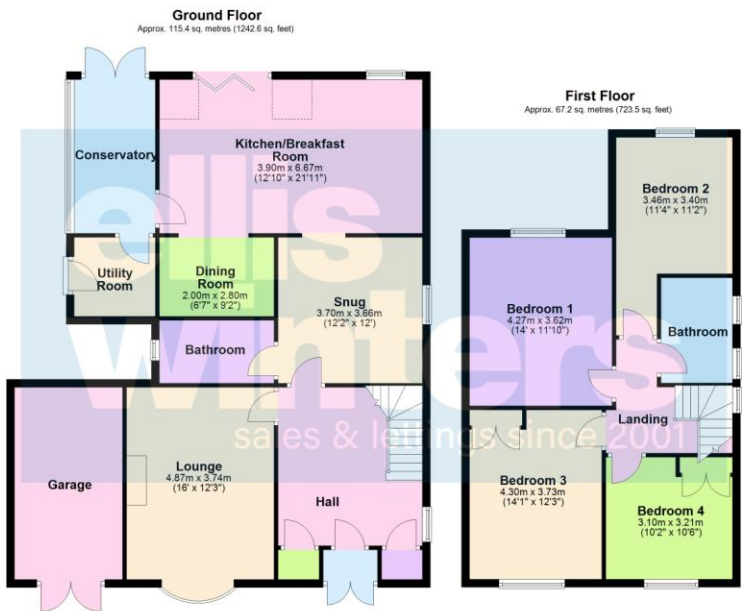
To arrange a viewing call us now on 01354 701000

This extended home is perfect for the growing family with accommodation comprising lounge with multi fuel burner, snug, kitchen/breakfast room with bifold doors, dining room and garden room, utility and bathroom whilst upstairs there are four generous bedrooms and four piece family bathroom. Outside there is garage and parking with the south facing garden laid mainly to lawn. EPC D

elliswinters&co

£450,000

52 Westwood Avenue, March, PE15 8AX



Ground Floor

Porch

Leaded light coloured door opens to:

Hall

Window to side, stairs to first floor and landing with cupboard under, two storage cupboards, exposed wood panelling, radiator.

Lounge

4.87m (16') x 3.74m (12'3")
Bay window to front, fireplace with multi fuel burner, two radiators.

Snug

3.70m (12'2") x 3.66m (12')
Window to side, radiator.

Kitchen/Breakfast Room

6.67m (21'11") x 3.90m (12'10")
Fitted with wall and base units with solid worktops, breakfast bar, integral dishwasher and fridge, gas cooker point, sink unit with mixer tap, gas fired boiler, window to rear, two skylights, radiator, bi-fold door to garden, open plan to:

Dining Room

2.80m (9'2") x 2.00m (6'7")
Fitted cupboards, radiator.

Conservatory

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

Utility Room

Fitted with wall and base units, plumbing for washing machine, door to side.

Bathroom

Fitted with a three piece suite comprising bath with mixer tap shower, vanity wash hand basin and WC, window to side, heated towel rail.

First Floor & Landing

Window to side, exposed wood panelling, radiator.

Bedroom 1

4.27m (14') x 3.62m (11'10")
Window to rear, radiator.

Bedroom 2

3.46m (11'4") x 3.40m (11'2")
Window to rear, radiator, access to loft with light and part boarding.

Bedroom 3

4.30m (14'1") x 3.73m (12'3")
Window to front, double cupboard, radiator.

Bedroom 4

3.21m (10'6") x 3.10m (10'2")
Window to front, double cupboard, radiator.

Bathroom

Fitted with a four piece suite comprising double ended bath, oversized shower unit, vanity wash hand basin and WC, two windows to side, heated towel rail.

Outside

A driveway provides off road parking leading to the garage which is fitted with light and power. The south facing rear garden is laid to raised patio with mature borders and lawn with a secret further garden area with raised beds and two workshops, both fitted with power.

Freehold

Council tax band D

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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.

elliswinters&co