

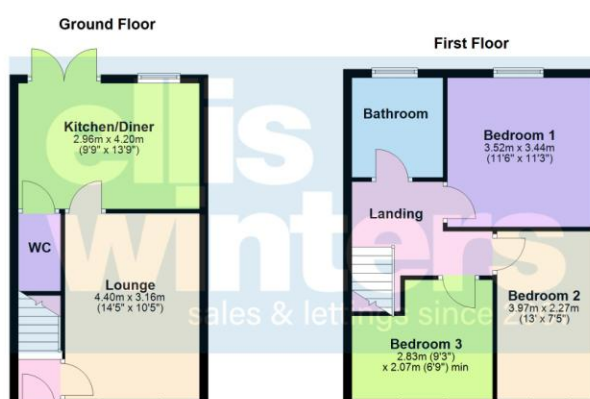
# £195,000

48 Peas Hill Road, March, PE15 8HE



**To arrange a viewing call us now on 01354 701000**

Offered with no chain this end terraced home boasts a nice size lounge, kitchen/diner with oven and hob, ground floor cloakroom, three bedrooms and bathroom. Outside there is a south facing garden and allocated parking space. The home also comes with solar panels and the benefit of being recently decorated! EPC B



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## Ground Floor

Hall  
Radiator, stairs to first floor and landing.

Lounge  
4.40m (14'5") x 3.16m (10'5")  
Window to front, radiator.

Kitchen/Diner  
4.20m (13'9") x 2.96m (9'9")  
Wall and base units with oven, hob and hood, gas fired boiler, space for washing machine and tumble drier, window to rear, radiator, double doors to garden.

WC  
Fitted with WC and wash hand basin, radiator.

## First Floor

Bedroom 1  
3.52m (11'6") x 3.44m (11'3")  
Window to rear, radiator.

Bedroom 2  
3.97m (13') x 2.27m (7'5")  
Window to front, radiator.

Bedroom 3  
2.83m (9'3") x 2.07m (6'9") min  
Window to front, radiator.

Bathroom  
Fitted with bath, mixer tap shower over, wash hand basin and WC, window to rear, heated towel rail.

Outside  
There is a south facing rear garden laid to patio and gravel with allocated parking space at the rear.  
Freehold  
Council tax band B

It should be noted that there are solar panels at the home providing an income for the homeowner.

## 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.



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