

£350,000

8a Birchwood Avenue, March, PE15 9SB



To arrange a viewing call us now on 01354 701000

Sitting on a generous plot this extended bungalow is located in a popular area and benefits from a lounge opening to dining area, kitchen/breakfast room with integral appliances, three good size bedrooms and refitted bathroom. Outside there is extensive parking leading to the garage, two further brick built outbuildings and a lovely wrap around garden. EPC C



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Hall

Radiator, cupboard, access to loft with ladder, lighting and some boarding.

Lounge

5.13m (16'10") x 3.60m (11'10")

Radiator, patio doors to side, ornamental fireplace, wide opening to:

Dining Room

3.60m (11'10") x 2.49m (8'2")

Radiator, patio doors to garden.



Kitchen/Breakfast Room

6.74m (22'2") x 3.61m (11'10")

Fitted with an extensive range of wall and base units with integrated double oven, hob, hood, microwave, dishwasher, washing machine, one and half bowl sink unit with mixer tap, gas fired boiler, window to side and rear, radiator, door to garden.

Bedroom 1

3.18m (10'5") x 3.05m (10') excl wardrobes

Window to front, radiator, fitted wardrobes to one wall.



Bedroom 2

3.60m (11'10") x 3.18m (10'5")

Window to front, radiator.

Bedroom 3

3.00m (9'10") min x 2.68m (8'9")

Window to side, radiator, sliding door wardrobes to one wall.



Bathroom

Fully tiled and fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC, window to side, heated towel rail.



Outside

To the front of the property there is an extensive block weave driveway providing ample off road parking leading to the garage. A gated side access Store Room which is fitted with light and power plus water supply with window to side. There is then a further Brick Built Store which is fitted with light and power with window to side. The main rear garden is laid to lawn with mature borders with a gravelled area and summerhouse. To the other side is a further garden laid to low maintenance gravel.

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.

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