

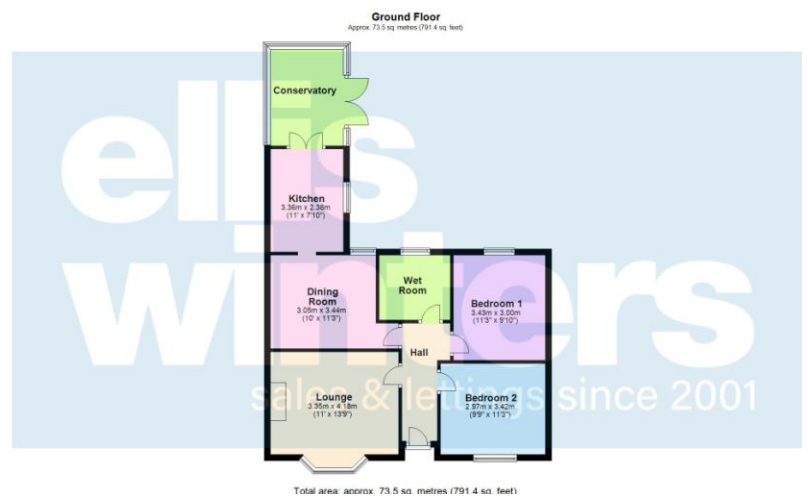
£200,000

45 Grounds Avenue, March, PE15 9BG



To arrange a viewing call us now on 01354 701000

This fabulous bungalow has so much potential that viewing is essential to fully appreciate all that is on offer! Accommodation comprises lounge plus dining room, kitchen, conservatory, two double bedrooms plus wet room. Outside there is ample parking with double gates opening to the carport and garage. The garden is laid to patio and lawn with a variety of outbuildings. EPC D



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Hall
Radiator.

Freehold
Council tax band A

Lounge
4.18m (13'9") x 3.35m (11')
Bay window to front, ornamental fire surround, radiator.

Dining Room
3.44m (11'3") x 3.05m (10')
Window to rear, cupboard housing gas fired boiler, radiator.

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.



Kitchen
3.36m (11') x 2.38m (7'10")
Fitted with wall and base units with gas cooker point, one and half bowl sink unit with mixer tap, space for washing machine, window to side.

Conservatory
Fitted with light and power, double doors to garden



Bedroom 1
3.43m (11'3") x 3.00m (9'10")
Window to rear, radiator.

Bedroom 2
3.42m (11'3") x 2.97m (9'9")
Window to front, radiator.

Wet Room
Electric shower, wash hand basin and WC, window to rear, radiator, access to loft.



Outside
To the front of the property there is block weave hard standing providing ample off road parking. Double gates at one side open to the carport and further driveway leading to the garage which is fitted with light and power. The generous rear garden is laid to patio with water supply with the remainder laid to lawn with multiple sheds, greenhouse and workshop.



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