

£170,000

140 Elm Road, March, PE15 8PP



To arrange a viewing call us now on 01354 701000

This detached bungalow has much scope and potential both inside and out! Accommodation includes TWO DOUBLE BEDROOMS, lounge with SEPERATE DINING ROOM, kitchen and bathroom. Outside there is potential for OFF ROAD PARKING AND A LOVELY REAR GARDEN. EPC F



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**Lounge**  
3.29m (10'10") x 3.22m (10'7")  
Window to front, electric storage heater, door to front, access to loft with ladder.

**Dining Room**  
3.22m (10'7") x 3.22m (10'7")  
Window to rear, walk-in pantry cupboard, electric storage heater.

**Kitchen**  
3.79m (12'5") max x 2.19m (7'2")  
Fitted with base and sink unit, electric cooker point, plumbing for washing machine, window to side, door to rear garden.

**Bedroom 1**  
3.25m (10'8") x 3.22m (10'7")  
Window to rear, electric storage heater.

**Bedroom 2**  
3.29m (10'10") x 3.25m (10'8")  
Window to front, electric storage heater.

**Rear Lobby**  
Window to side, airing cupboard housing hot water tank.

**Bathroom**  
Fitted with a three piece suite comprising bath, wash hand basin and WC, window to side.

**Outside**  
To the front of the property there is a gravel area that could be used for off road parking (the curb would require lowering.) The rear garden is laid to patio and lawn with a variety of shrubs, bushes and trees.

**Directions**  
From March High Street turn right at the traffic onto Station Road. Continue onto Elm Road over the mini roundabout and the property can be found on the left hand side.

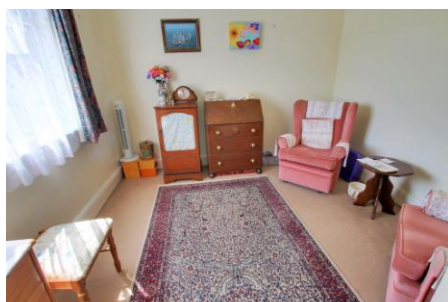
Freehold  
Council tax band A

### 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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