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**elliswinters&co**



£450,000

5 Fairfax Way, March, PE15 9HP



To arrange a viewing call us now on 01354 701000

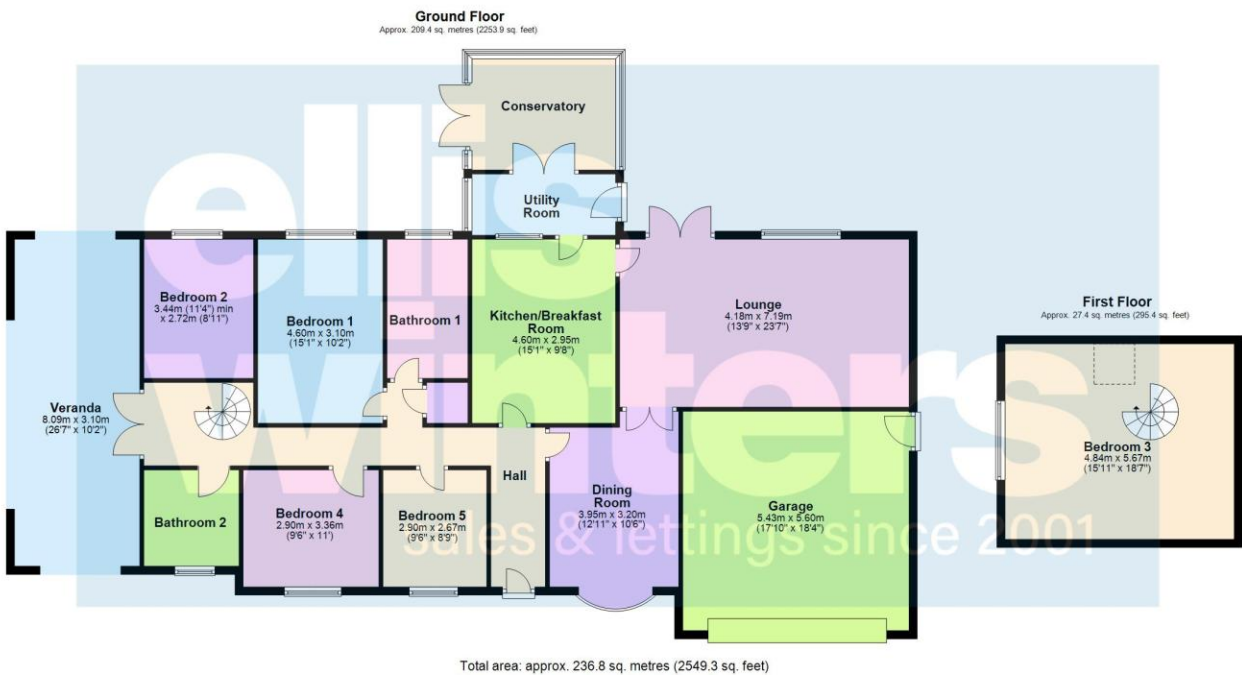
Boasting extended accommodation this fabulous home has much to offer including five double bedrooms with shower room and a four piece bathroom, generous lounge opening to the dining room and kitchen/breakfast room, conservatory plus utility room. Outside there is a wrap around garden, parking and double garage. Viewing is a much to fully appreciate all that is on offer here! EPC C

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Ground Floor

Hall

Radiator, cupboard housing gas fired boiler.

Lounge

7.19m (23'7") x 4.18m (13'9")  
Window to rear, two radiators, double doors to garden, living flame gas fire.

Dining Room

4.35m (14'3") x 3.20m (10'6")  
Bow window to front, radiator.

Kitchen/Breakfast Room

4.60m (15'1") max x 3.62m (11'11")  
Fitted with wall and base units with integral oven, hob, hood, dishwasher and fridge/freezer, one and half bowl sink unit with mixer tap, window to rear, radiator, dressing unit.

Utility Room

Fitted with wall and base units, space for washing machine and tumble drier, sink unit, window to side, door to garden.

Conservatory

Brick and glazed construction, double doors to garden.

Bedroom 1

4.60m (15'1") x 3.10m (10'2")  
Window to rear, radiator, fitted wardrobes.

Bedroom 2

4.48m (14'8") x 2.74m (9')  
Window to rear, radiator, fitted wardrobes.

Bedroom 3

5.67m (18'7") x 4.84m (15'11")  
Feature window to side, skylight windows, radiator, eaves storage.

Bedroom 4

3.36m (11') x 2.90m (9'6")  
Window to front, radiator.

Bedroom 5

2.90m (9'6") x 2.67m (8'9")  
Window to front, radiator.

Bathroom 1

Fitted with a four piece suite comprising bath, wash hand basin, shower cubicle and WC, window to rear, radiator.

Bathroom 2

Fitted with a three piece suite comprising walk in shower unit, vanity wash hand basin and WC, feature window to front, two heated towel rails.

Outside

A block weave driveway to the front provides ample off road parking leading to the Garage 5.60m (18'4") x 5.43m (17'10") with electric door and fitted with light and power with personal door to side. The gardens extend to both the side and rear which are laid to patio and lawn with garden shed and greenhouse with outside water supply with a generous veranda and a gate out to the fields at the rear.

Freehold

Council tax band E

It should be noted that the property has fully owned solar panels with an income averaging approx. £2000 per annum

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.