

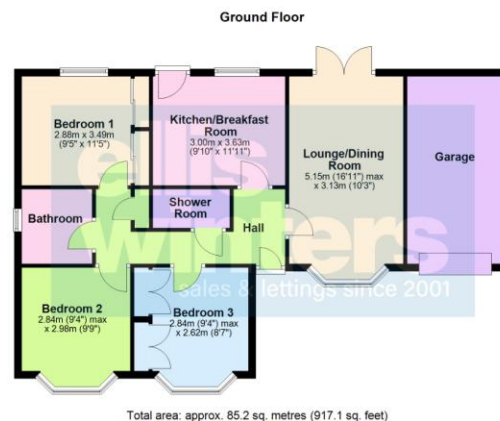
£300,000

186 Cavalry Park, March, PE15 9DL



To arrange a viewing call us now on 01354 701000

Located in a very popular and offered with no chain this detached bungalow benefits from three bedrooms, bathroom plus shower room, good size lounge/diner plus kitchen/breakfast room with integral oven and hob. Outside there is ample parking with scope for more if desired, garage and great east facing garden. EPC D



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#### Outside

To the front of the property the garden is laid mainly to gravel interspersed with shrubs but could facilitate more parking if desired. A driveway at one side provides ample parking leading to Garage housing gas fired boiler. A gated side access leads round to the east facing garden which is laid to patio and lawn with outside water supply.

#### Freehold

Council tax band C

#### 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.



#### Hall

Cupboard housing hot water tank and shelving, radiator, access to loft with light.

#### Lounge/Dining Room

5.15m (16'11") max x 3.13m (10'3")

Bay window to front, two radiators, double doors opening to garden.

#### Kitchen/Breakfast Room

3.63m (11'11") x 3.00m (9'10")

Fitted with wall and base units with integral double oven, hob and hood, space for washing machine, one and half bowl sink unit with mixer tap, window to rear, radiator, door to garden.



#### Bedroom 1

3.49m (11'5") x 2.88m (9'5")

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

#### Bedroom 2

2.98m (9'9") x 2.84m (9'4") max

Bay window to front, radiator.



#### Bedroom 3

2.84m (9'4") max x 2.62m (8'7")

Bay window to front, fitted wardrobes to one wall, radiator.

#### Bathroom

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



#### Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, radiator.

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