

Guide Price

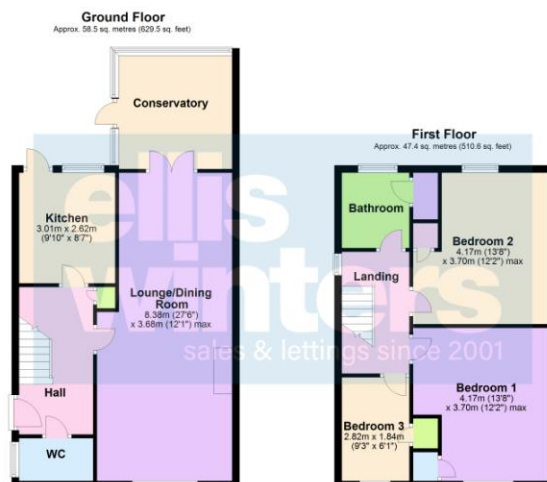
£260,000 - £270,000

16 Ellingham Avenue, March, PE15 9TF



To arrange a viewing call us now on 01354 701000

Located in a popular area this semi detached home boasts generous lounge/diner, conservatory overlooking the garden, nice kitchen and ground floor WC whilst to the first floor there are three good size bedrooms and bathroom. Outside there is a resin driveway leading to the garage with electric door and the private rear garden is laid to patio and lawn. EPC D



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Ground Floor



Hall

Radiator, stairs to first floor and landing with cupboard underneath, further storage cupboard.

WC

Fitted with WC and vanity wash hand basin, window to side.

Kitchen

3.01m (9'10") x 2.62m (8'7")

Fitted with wall and base units with under lighting, range style cooker, fitted washing machine, sink unit with mixer tap, window to rear, radiator, door to rear garden.



Lounge/Dining Room

8.38m (27'6") x 3.68m (12'1") max

Window to front, two radiators, double doors to conservatory.

Conservatory

Brick and glazed construction, power, door to rear garden.



First Floor & Landing

Window to side, access to loft with lighting.

Bedroom 1

4.17m (13'8") x 3.70m (12'2") max

Window to front, radiator, fitted wardrobe.



Bedroom 2

4.17m (13'8") x 3.70m (12'2") max

Window to rear, radiator, fitted wardrobe.

Bedroom 3

2.82m (9'3") x 1.84m (6'1")

Window to front, radiator, fitted wardrobe.

Bathroom

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin, window to rear, heated towel rail, cupboard housing gas fired combination boiler.

Outside

To the front of the property there is a resin driveway leading to the garage with electric roller shutter door and fitted with light and power 5.19m x 2.54m. To the rear of the property there is an undercover patio area and shed with the remainder of the garden laid to lawn.

Freehold

Council Tax Band B

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

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