

Offers in Excess of
£220,000

12 Peyton Avenue, March, PE15 8ER



To arrange a viewing call us now on 01354 701000

Guide price £220,000 - £230,000.
Located on a good size plot this established semi detached home offers generous proportions both inside and out! Features include lounge with separate dining room, conservatory, kitchen plus utility and WC, three good size bedrooms and refitted wet room. Outside there is ample parking and a fabulous garden. EPC D



ellis winters
sales & lettings since 2001

Offers in Excess of
£220,000

12 Peyton Avenue, March, PE15 8ER



Located on a good size plot this established semi detached home offers generous proportions both inside and out! Features include lounge with separate dining room, conservatory, kitchen plus utility and WC, three good size bedrooms and refitted wet room. Outside there is ample parking and a fabulous garden.

Ground Floor

Hall

Window to side, radiator, stairs to first floor and landing.

Lounge

4.42m (14'6") x 3.34m (10'11") max
Window to front, fireplace, radiator.

Kitchen 2.65m (8'8") x 2.42m (7'11")

Wall and base units with electric cooker point, sink unit, two pantry cupboards, two full length storage cupboards, window to rear.

Dining Room

3.00m (9'10") max x 2.75m (9')
Radiator.

Conservatory

Brick and glazed construction and fitted with light and power, radiator, double doors to rear garden.

Utility Room

Space for washing machine and tumble drier, door to front and rear.

WC

Fitted with WC, gas fired boiler.

First Floor & Landing

Window to side, access to loft, airing cupboard with tank and shelving.

Bedroom 1

3.65m (12') x 3.39m (11'1")
Window to front, radiator, double cupboard.

Bedroom 2

4.46m (14'8") x 2.60m (8'6")
Window to rear, radiator.

Bedroom 3

2.78m (9'1") x 2.43m (8')
Window to front, radiator, double cupboard.

Wet Room

Fitted with electric shower, wash hand basin and WC, window to rear, heated towel rail.

Outside

A block weave driveway provides ample parking for multiple vehicles. The generous rear garden is laid to patio and lawn with a brick built store and garden shed.

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.



ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR

Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk