

# £265,000

18 Burn Street, March, PE15 8LU



**To arrange a viewing call us now on 01354 701000**

Renovated and extended! This fabulous home is located close to the train station and the town centre and has much to offer including lounge with bay window, separate dining room, refitted kitchen with integral appliances opening to family room extension with bifold doors, utility and WC. To the first floor there are three bedrooms and refitted shower room. Outside there is potential off road parking subject to the necessary planning permissions and at the rear there is a good size garden with new shed.



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### Ground Floor

#### Hall

Stairs to first floor and landing.

#### Lounge

3.39m (11'1") x 3.23m (10'7")

Bay window to front with window seat, feature fireplace with exposed brickwork, radiator, pocket doors to:

#### Dining Room

3.60m (11'10") x 3.43m (11'3")

Window to side, radiator, under stairs cupboard.



#### Kitchen

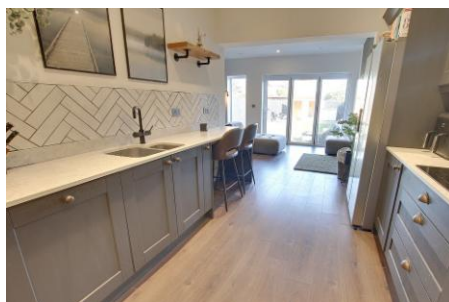
3.85m (12'8") x 2.76m (9'1")

Fitted with wall and base units with breakfast bar, integral double oven, hob, hood, dishwasher, microwave, one and half bowl sink unit with mixer tap, open plan to:

#### Family Room

3.95m (12'11") x 3.33m (10'11")

Window to rear, bi-fold doors to garden, under floor heating.



#### Utility

Window to side, door to garden, space for washing machine and tumble drier.

#### WC

Fitted with WC and wash hand basin.

### First Floor & Landing

#### Bedroom 1

4.55m (14'11") x 3.37m (11'1")

Two windows to front, radiator, fitted wardrobes and shelving to one wall.



#### Bedroom 2

3.46m (11'4") x 2.70m (8'10")

Window to rear, radiator.

#### Bedroom 3

2.80m (9'2") x 1.46m (4'10") min

Window to rear, radiator.

### Shower Room

Fitted with a three piece suite comprising oversized walk in shower unit, vanity wash hand basin and WC, heated towel rail, window to side.

### Outside

The gravel area to the front of the house could facilitate off road parking subject to the necessary planning permissions to lower the curb. A gated side access leads round to the rear garden which is laid mainly to lawn with garden shed 3m x 2.5m.

### 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

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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