

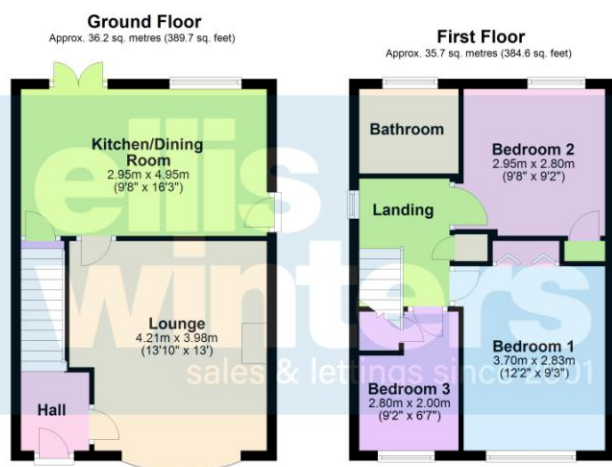
£265,000

31 Ireton Way, March, PE15 9DN



To arrange a viewing call us now on 01354 701000

Offered in immaculate condition throughout this beautiful family home is located in a popular cul-de-sac with easy access to town and local schools. Features include kitchen/diner with integral appliances, lounge with fireplace, three bedrooms with storage and family bathroom. Outside there is extensive parking, garage and west facing rear garden. EPC D



ellis winters
sales & lettings since 2001

£265,000

31 Ireton Way, March, PE15 9DN



Offered in immaculate condition throughout this beautiful family home is located in a popular cul-de-sac with easy access to town and local schools. Features include kitchen/diner with integral appliances, lounge with fireplace, three bedrooms with storage and family bathroom. Outside there is extensive parking, garage and west facing rear garden.

Ground Floor



Hall
Radiator, stairs to first floor.

Lounge
4.21m (13'10") x 3.98m (13')
Bow window to front, electric fire with marble surround, radiator.



Kitchen/Dining Room
4.95m (16'3") x 2.95m (9'8")
Fitted with wall and base units with integrated fridge and washing machine, oven, hob with hood over, one and half bowl sink unit, window to rear, two radiators, door to side, double doors to garden, under-stair storage cupboard.

First Floor & Landing
Stain glass feature window to side, airing cupboard, access to loft which is part boarded with light.



Bedroom 1
3.70m (12'2") x 2.83m (9'3")
Window to front, radiator, built in double wardrobe.

Bedroom 2
2.95m (9'8") x 2.80m (9'2")
Window to rear, radiator, cupboard.

Bedroom 3
2.80m (9'2") x 2.02m (6'8")
Window to front, radiator, cupboard.



Bathroom
Fully tiled and fitted with a three piece suite comprising panelled bath with shower over and vanity wash hand basin, WC, heated towel rail, window to rear.

Outside
The front garden is laid to creative concrete providing off road parking with a driveway to the side that leads to the garage. Side access leads to low maintenance rear garden which is laid mainly to lawn with gravel beds.

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.

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk