

# £240,000

1 Ellingham Avenue, March, PE15 9TA



To arrange a viewing call us now on 01354 701000

Located in a corner plot this fabulous house has much potential and is offered with no chain. Features include lounge opening to dining room, kitchen with oven and hob, conservatory, utility room, ground floor shower room and first floor bathroom plus three bedrooms. Outside the wrap around garden extends to three sides plus garage and parking. EPC D



# £240,000

1 Ellingham Avenue, March, PE15 9TA



Located in a corner plot this fabulous house has much potential and is offered with no chain. Features include lounge opening to dining room, kitchen with oven and hob, conservatory, utility room, ground floor shower room and first floor bathroom plus three bedrooms. Outside the wrap around garden extends to three sides plus garage and parking.

#### Ground Floor

##### Hall

Radiator, stairs to first floor and landing, double cupboard.

##### Lounge

4.25m (13'11") x 3.34m (11')  
Window to front, radiator, open plan to:

##### Dining Area

3.03m (9'11") x 2.55m (8'4")  
Radiator, patio door to Conservatory.

##### Kitchen 3.13m (10'3") x 2.59m (8'6")

Fitted with wall and base units with oven, hob and hood, space for washing machine and fridge/freezer, sink unit, understairs cupboard, window to rear, radiator.

##### Conservatory

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

##### Utility

Window to front and side, radiator, cupboard housing gas fired boiler.

##### Shower Room

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

##### First Floor & Landing

Window to side, airing cupboard, access to loft with ladder.

##### Bedroom 1

3.56m (11'8") x 3.07m (10'1")  
Window to front, radiator, storage cupboard.

##### Bedroom 2

3.08m (10'1") x 3.07m (10'1")  
Window to rear, radiator, sliding door wardrobe and storage cupboard.

##### Bedroom 3

2.69m (8'10") x 2.20m (7'2")  
Window to front, radiator, double door cupboard.

##### Bathroom

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

##### Outside

The garden wraps around the home to front, side and rear and is mainly laid to lawn with flowers. The west facing garden is laid mainly to patio with outside water supply and two garden sheds.

##### 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.



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

Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)