

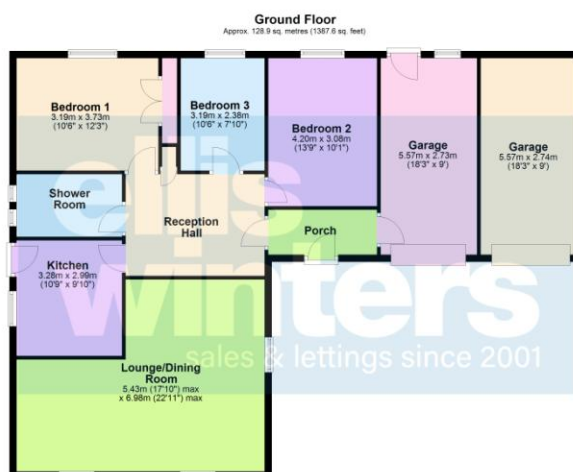
# £400,000

1 Hobart Court, March, PE15 8HN



To arrange a viewing call us now on 01354 701000

Located in a very sought after cul-de-sac close to town and offered with no chain this substantial bungalow simply must be viewed to be fully appreciated. Accommodation comprises L shaped lounge/diner, kitchen with integral appliances, three double bedrooms and fully tiled shower room. Outside there is ample parking, two garages and a lovely garden. EPC D



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### Porch

Reception Hall  
Airing cupboard, radiator.



Lounge/Dining Room  
6.98m (22'11") max x 5.43m (17'10") max  
Two windows to front, window to side, three radiators.



Kitchen  
3.30m (10'10") x 2.99m (9'10")  
Fitted with wall and base units with integral oven, hob, hood, microwave, fridge/freezer and dishwasher, sink unit with mixer tap, window to side, door to garden, radiator.

Bedroom 1  
3.73m (12'3") x 3.19m (10'6")  
Window to rear, radiator, fitted wardrobes to one wall.

Bedroom 2  
4.20m (13'9") x 3.08m (10'1")  
Window to rear, radiator.



Bedroom 3  
3.19m (10'6") x 2.38m (7'10")  
Window to rear, radiator.

Shower Room  
Fully tiled and fitted with a three piece suite comprising shower, vanity wash hand basin and WC, two windows to side, heated towel rail, cupboard.



Garage 1  
Up and over door, fitted with light and power, access to loft, gas fired boiler, plumbing for washing machine, door to rear garden.

### Garage 2

Up and over door, fitted with light and power.

### Outside

A generous driveway leads to the garages. The front garden is lawned with shrubs and bushes. The garden extends to side and rear and is laid mainly to lawn and patio with pond, shed and greenhouse plus outside water supply.

### 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.

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