

# £200,000

12 Grounds Avenue, March, PE15 9BG



To arrange a viewing call us now on 01354 701000

Offered with no chain this great bungalow boasts lounge with bay window, kitchen plus utility room, conservatory, two double bedrooms, bathroom and separate WC. Outside there is a driveway with carport plus a generous south, east facing garden. Viewing is a must to fully appreciate all that is on offer here. EPC TBC



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Hall  
Radiator.



Lounge  
4.18m (13'9") x 3.35m (11')  
Bay window to front, radiator.

Kitchen  
3.44m (11'3") x 3.05m (10')  
Wall and base units with electric cooker point (the integral oven and hob need attention) filter hood, sink unit with mixer tap, window to rear, storage cupboard housing gas fired boiler, radiator.



Utility Room  
Window to rear, sink unit, plumbing for washing machine.

Conservatory  
Brick and glazed with door to garden and carport, fitted with light and power.



Bedroom 1  
3.43m (11'3") x 3.00m (9'10")  
Window to rear, radiator.

Bedroom 2  
3.42m (11'3") x 2.97m (9'9")  
Window to front, radiator.

Bathroom  
Fitted with bath and wash hand basin window to rear, radiator.

WC  
WC, window to rear, radiator.



Outside  
A driveway with carport to one side provides ample parking. The South East facing rear garden is laid to patio and lawn with shed with a further area at the end with shrubs inset.

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](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)