

# £275,000

80 Upwell Road, March, PE15 9EB



To arrange a viewing call us now on 01354 701000

Offered with no chain this fabulous home is located in a popular area and must be viewed to fully appreciate all that is on offer here! Accommodation comprises good size lounge, refitted kitchen/diner with appliances and log burner, study, utility room and ground floor cloakroom whilst to the first floor there are three bedrooms with ensuite to master and family bathroom. Outside there is ample parking and enclosed rear garden. EPC D



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#### En-suite

Fitted with a three piece suite comprising corner shower, wash hand basin and WC, heated towel rail.

#### Bedroom 2

4.13m (13'7") x 3.28m (10'9") max  
Window to side, radiator.

#### Bedroom 3

3.03m (9'11") x 2.14m (7')  
Window to front, radiator.

#### Bathroom

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

#### Outside

There is an extensive parking area laid to gravel with electric car charger. The rear garden is laid to patio and lawn with garden shed.

#### 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.



#### Ground Floor

##### Lobby

Under stairs cupboard.

##### Hall

Stairs to first floor and landing, radiator.

##### WC

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

##### Lounge

5.68m (18'7") x 4.13m (13'7")

Window to front, two radiators, patio doors to garden, air conditioning unit.

##### Kitchen/Dining Room

5.68m (18'7") x 3.72m (12'2")

Refitted with wall and base units with wooden worktops and central island, integral oven, hob, hood and dishwasher, double butler sink with mixer tap, exposed brick fireplace with log burner, window to front and side.

##### Study

3.20m (10'6") x 2.80m (9'2")

Window to front, vaulted ceiling.

##### Utility Room

Plumbing for washing machine and space for tumble drier, double doors opening to the rear garden.

##### First Floor & Landing

Window to front, radiator.

##### Bedroom 1

5.14m (16'10") max x 3.71m (12'2")

Window to front and side, radiator.



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