

£240,000

57 Cawood Close, March, PE15 8UW



**To arrange a viewing call us now on 01354 701000**

Set in a popular location and close to the train station! This detached bungalow offers a generous sized living room with doors to the conservatory, fitted kitchen, two double bedrooms and a bathroom. There is also an enclosed private rear garden, single garage and off road parking! No onward chain! EPC D



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Porch  
Door to:

Hall  
Storage cupboard, airing cupboard, radiator,  
access to loft, wall mounted electric fusebox.

Lounge  
5.79m (18'11") x max 3.19m (10'6")  
Window to front, two radiators, feature  
electric fireplace and patio sliding doors to:



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

Kitchen  
4.32m (14'2") x max 2.36m (7'8")  
Fitted with wall and base units with integral  
oven, hob and extractor hood, enclosed gas  
fired boiler system, plumbing for washing  
machine, space for fridge/freezer, one and  
half bowl sink unit with mixer, window to rear,  
radiator, door to conservatory.



Bedroom 1  
3.20m (10'5") x 3.18m (10'5") min  
Window to rear, radiator, wardrobes fitted to  
one wall.

Bedroom 2  
3.31m (10'10") x min 2.68m (8'9") min  
Window to front, radiator and a storage  
cupboard.



Bathroom  
Fully tiled walls and fitted with a three piece  
suite comprising bath with shower  
attachment, pedestal wash hand basin and  
low level WC, vinyl flooring, window to side  
and a radiator.

Outside  
To the front of the property there is a  
driveway leading to the single garage which  
has up and over door and power and lighting  
connected, there is then a side gate to the  
rear garden. The rear garden has a large  
patio area, shingled areas, lawn areas with  
shrubs and plants and a garden shed.



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.

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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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