

£370,000

42 The Avenue, March, PE15 9PR



To arrange a viewing call us now on 01354 701000

Offered in immaculate condition this beautiful home is located in a popular location and boasts lounge with log burner, kitchen/breakfast room with integral appliances, three double bedrooms plus refitted shower room and refitted bathroom. Outside there is ample parking, garage and a great private garden with purpose built summerhouse/office with bi-folding doors. Viewing is a must on this one! EPC C



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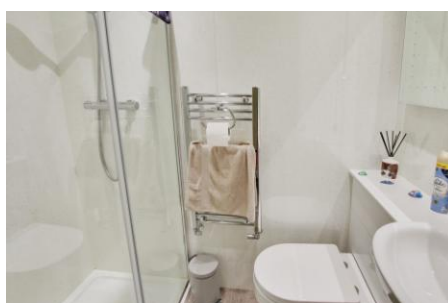


Hall
Storage cupboard, radiator, access to loft with ladder, lighting and some boarding.

Lounge/Dining Room
5.15m (16'11") max x 3.13m (10'3")
Bay window to front, two radiators, patio doors to garden,



Kitchen/Breakfast Room
3.89m (12'9") x 2.96m (9'9")
Fitted with wall and base units with breakfast bar, integral oven, microwave oven, hob and hood, space for washing machine and tumble drier, gas fired boiler, one and half bowl sink unit with mixer tap, window to rear, radiator, door to garden.



Bedroom 1
3.77m (12'4") x 2.88m (9'5")
Window to rear, radiator, wardrobes.



Bedroom 2
2.98m (9'9") x 2.89m (9'6")
Bay window to front, radiator, wardrobes.

Bedroom 3
2.86m (9'5") max x 2.68m (8'10")
Bay window to front, radiator.

Show er Room
Refitted with a three piece suite comprising oversized shower unit, vanity wash hand basin and heated towel rail.

Bathroom
Refitted with a three piece suite comprising spa bath, vanity wash hand basin and WC, window to side, heated towel rail.

Outside

To the front of the home there is a block weave driveway providing off road parking for multiple vehicles leading to the Garage 5.40m (17'8") x 2.37m (7'9") with up and over door, fitted with light and power and personal door to the rear garden. A double gated side access leads to the rear garden which is laid to patio and lawn with pergola, warm and cold outside tap and the recently installed summerhouse/garden room/office which is fitted with light and power and has bi-folding doors.

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 £49 plus VAT 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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