



Ellingham Avenue, MARCH PE15 9TE



welcome to

Ellingham Avenue, MARCH

Three Bedroom Detached House - Ground Floor W.C - Gas Fired Central Heating - Convenient to Town Centre and local Primary School - Superbly Finished ** Viewing Recommended **













Entrance Door

to

Hall Radiator. Stairs leading off.

Lounge

18' 6" \times 10' 9" (5.64m \times 3.28m) Window to front. Two radiators. TV point. Telephone point.

Kitchen

16' 4" x 9' (4.98m x 2.74m) Wall and base units with worktops over. Tiled splashbacks. Under counter lighting. Integrated double oven, electric hob and cooker hood over. Integrated dishwasher and washing machine. Free standing fridge/freezer.

Conservatory

12' 11" x 9' 8" (3.94m x 2.95m) Part brick, part upvc construction. Door to garden. Radiator.

W.C

Low level wc. Corner wash hand basin. Heated towel rail.

First Floor Landing

Window to side. Loft access.

Bedroom One

14' x 9' 5" (4.27m x 2.87m) Window to front. Radiator.

Bedroom Two

13' x 9' 5" (3.96m x 2.87m) Window to rear. Radiator.

Bedroom Three

11' x 8' 9" (3.35m x 2.67m) Window to front. Radiator.

Bathroom

Window to rear. Tiled walls. Vanity wash hand basin. Low level wc. Panelled bath with mixer taps and shower over. Shaver point. Heated towel rail.

Outside

Front garden is laid to grass with path to entrance door.

Rear garden is enclosed with side access to front. Patio area. Paths. Outside tap. Outside sockets. Parking to the rear.





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Ellingham Avenue, MARCH

- **Detached House**
- Three Bedrooms
- Gas Fired Central Heating
- Conservatory
- **Enclosed Rear Gardens**
- Ground Floor W.C
- Convenient to Town Centre

Tenure: Freehold EPC Rating: D

£280,000



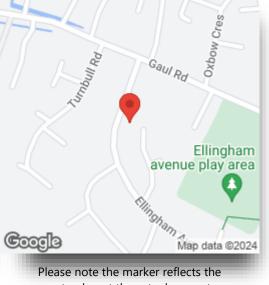
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postcode not the actual property

The Property Ombudsman

Property Ref: MCH112866 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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