



**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" x 10' 9" ( 5.64m x 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



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH112866 - 0010

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