



**Elwyn Road, March PE15 9DB**

## welcome to Elwyn Road, March

- Three Bedrooms
- Two Receptions
- Ground Floor Bathroom
- Excellent Investment / First Time Buyer Opportunity
- Double Glazed Windows

Tenure: Freehold  
EPC Rating: C

offers in excess of  
**£140,000**

### Lounge

11' 8" x 10' 8" ( 3.56m x 3.25m )  
Door and window to front. Radiator.

### Inner Lobby

Stairs leading to first floor.

### Dining Room

11' 7" x 10' 8" ( 3.53m x 3.25m )  
Window to rear. Radiator. Cupboard under stairs. Fire surround.

### Kitchen

8' 7" x 7' 8" ( 2.62m x 2.34m )  
Window and door to side. Single drainer stainless steel sink. Worktop surfaces with cupboards and drawers under. Wall cupboards. Plumbing for washing machine.

### Bathroom

Window to side. Panelled bath with electric shower over. Vanity wash hand basin. Low level wc. Boiler cupboard housing gas fired central heating boiler.

### First Floor Landing

#### Bedroom One

11' 8" x 10' 9" ( 3.56m x 3.28m )  
Window to front. Radiator. Cupboard over stairs.

#### Bedroom Two

10' 9" x 8' 2" ( 3.28m x 2.49m )  
Window to rear. Radiator.

#### Bedroom Three

8' 4" x 7' 8" ( 2.54m x 2.34m )  
Window to side.

### Outside

The property has a timber fenced frontage with paths leading to front door.

Front gardens are laid to grass. There is a pedestrian right of way leading to the rear of the property with enclosed courtyard area with outside tap and gates leading to additional garden area.



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Property Ref:  
MCH113062 - 0005

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