



**Russell Avenue, March PE15 8EN**



**welcome to**

**Russell Avenue, March**

Three / Four Bedrooms - Two Bathrooms - Kitchen / Breakfast Room - Lounge plus Separate Dining Room  
Generous Rear Gardens \*\* Convenient to British Rail Station and Town Centre



**Entrance Door**

to

**Hall**

Stairs leading off. Radiator. Laminate floor.

**Lounge**

14' 10" x 11' 4" ( 4.52m x 3.45m )

Window to front. Window to side. Laminate floor.

Radiator. TV point.

**Dining Room**

20' x 9' 7" ( 6.10m x 2.92m )

Window to side. Window to rear. Radiator. Laminate floor. Three storage cupboards.

**Kitchen / Breakfast Room**

16' x 11' 3" ( 4.88m x 3.43m )

Single drainer sink with mixer taps. Plumbing for washing machine. Windows to rear and side. Tiled floor. Radiator. Door to rear. Wall units with matching work surfaces and storage under.

**Study / Bedroom Four**

10' 9" x 7' 8" ( 3.28m x 2.34m )

Window to rear. Tiled floor. Radiator.

**Ground Floor Shower Room**

Low level wc. Shower cubicle. Heated towel rail.

Pedestal wash hand basin. Extractor fan.

**Stairs To First Floor Landing****Bedroom One**

12' 10" x 9' ( 3.91m x 2.74m )

Window to rear. Radiator. Laminate floor. Integral wardrobe. Storage cupboard housing gas central heating boiler.

**Bedroom Two**

10' 5" plus door recess x 10' 11" ( 3.17m plus door recess x 3.33m )

Window to front. Window to side. Laminate floor.

Integral wardrobe. Radiator.

**Bedroom Three**

10' 9" max x 8' max ( 3.28m max x 2.44m max )

Window to front. Radiator. Laminate floor. Integral wardrobe.

**Bathroom**

Window to rear. Radiator. Low level wc. Pedestal

wash hand basin. Panelled bath.

**Outside**

Front garden is open plan.

Rear garden is enclosed. Covered area which is tiled - ideal for storage and bbq. Outside tap. Further garden is decked, laid to grass with shrubs bordering.



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welcome to

## Russell Avenue, March

- End Terraced House
- Three / Four Bedrooms
- Gas Fired Central Heating
- Lounge plus Separate Dining Room
- Kitchen/ Breakfast Room
- Enclosed Rear Garden
- Convenient to Town Centre & British Rail Station

Tenure: Freehold

EPC Rating: C

# £245,000



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:  
MCH113071 - 0006

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