



**Russell Avenue, MARCH PE15 8EL**

*welcome to*

**Russell Avenue, MARCH**

Larger than it looks ! Three Bedroom Semi Detached House - Ground Floor Bathroom & First Floor Shower Room

En Suite to Bedroom One - Lounge plus Separate Dining Room - Kitchen / Breakfast Room - Utility Room

Multi Vehicle Off Road Parking - Timber Workshop \*\* Viewing Recommended \*\*



### **Entrance Porch**

8' 10" x 4' 11" ( 2.69m x 1.50m )

Window to front. Tiled floor. Doorway to

### **Hall**

Window to side. Radiator. Stairs leading off. Meter cupboard under the stairs and storage. Door to Lounge & Kitchen.

### **Lounge**

14' 6" x 10' 10" ( 4.42m x 3.30m )

Window to front. Radiator. Log burner with granite hearth. TV point. Spotlights.

### **Kitchen / Breakfast Room**

21' x 9' 11" ( 6.40m x 3.02m )

Window to rear. Patio doors to rear garden. Tiled floor. Range of wall and base units with soft close doors and worktops and splashbacks. Wall mounted boiler. Ceramic single drainer sink with mixer taps. Space for dishwasher & electric /gas range cooker. Door to

### **Rear Hallway**

Separate Pantry (4ft 8ins x 3ft iin). Tiled floor.

Shelving. Door to Ground Floor Bathroom & Dining Room.

### **Ground Floor Bathroom**

Window to side. Low level w.c., Tiled floor. Heated towel rail. Panelled bath with mixer taps and shower head, part tiled around. Pedestal wash hand basin with mixer taps. Shaver point. Spotlights and light over basin.

### **Dining Room**

17' 4" x 8' 9" ( 5.28m x 2.67m )

Window to front. Tiled floor. Radiator. Door to Utility Room.

### **Utility Room**

9' x 4' 2" ( 2.74m x 1.27m )

Door to rear garden. Tiled floor. Window to rear. Storage cupboards and space for washing machine and tumble dryer.

### **Stairs To First Floor Landing**

### **Bedroom One**

12' 4" max x 10' 1" max ( 3.76m max x 3.07m max )

Window to rear. Double fitted wardrobes, Radiator. Alcove for TV and aerial.

En Suite - Low level w.c. Pedestal wash hand basin. Tiled floor. Tiled walls. Extractor fan.

### **Bedroom Two**

10' 10" x 9' 7" ( 3.30m x 2.92m )

Window to front. Radiator. Two fitted wardrobes and alcove storage.

### **Bedroom Three**

9' 2" x 7' 10" ( 2.79m x 2.39m )

Window to front. Radiator. Boxing for stairs with fitted wardrobe above.

### **Shower Room**

Window to rear. Tiled floor. Tiled walls. Pedestal wash hand basin. Low level wc. Heated towel rail. Shower cubicle with mixer taps and rainfall head.

### **Outside**

Front

Front garden is mainly laid to grass with path to entrance door. Gravelled area for off road parking. Side access to

Rear garden is enclosed with flower beds, patio/seating area. Decked area. Outside tap. Socket points. Shed.

Timber shed / workshop (18ft 6ins x 7ft 4ins) Partially insulated with door to side. Power and lighting. Storage above,

### **Please Note**

The vendor has advised that new double glazing was put in 2022 and chimney lined & vermiculite in 2023.



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## Russell Avenue, MARCH

- Three Bedroom Semi Detached House
- Enclosed Rear Garden
- Multi Vehicle Off Road Parking
- Lounge plus Separate Dining Room
- Kitchen / Breakfast Room
- Separate Utility
- Ground Floor Bathroom PLUS First Floor Shower Room & En Suite to Bedroom One

Tenure: Freehold

EPC Rating: C

offers in excess of

**£250,000**



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Property Ref:  
MCH113218 - 0007

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