



Elwyn Road, March PE15 9BY

welcome to

Elwyn Road, March

A Piece of Local History - Character Property - SIX Bedroom Stunning Victorian Semi Detached House

Close to Town Centre - Multi Vehicle Off Road Parking - Garage/ Store - Jacuzzi Room ** Viewing Recommended



Original Stained Glass Door

to

Hall

Storage cupboard under the stairs. Original encaustic floor tiles. Two radiators. Stained glass window.

Dining Room

15' 4" x 12' 11" (4.67m x 3.94m)

Window to front. Two radiators. Gas feature fireplace with mantel, surround and marble hearth. Laminate flooring. Ornate plaster ceiling.

Lounge

18' 6" narrowing to x 13' 3" (5.64m narrowing to x 4.04m)

Bay window to side. TV and telephone points. Window to front. Doors to rear with original stained glass. Radiator. Gas feature fireplace with mantel and tiled hearth. Cat 5 E point.

Family Room/ Study

14' 11" x 9' 11" (4.55m x 3.02m)

Window to side. Chimney breast with gas fire inset. Understairs storage cupboard. Laminate flooring. Butler stairs. Two arches to

Office

11' 7" x 5' 5" (3.53m x 1.65m)

Window to side. Radiator.

Kitchen

13' 6" x 12' 4" (4.11m x 3.76m)

Pantry cupboard. Laminate flooring. Integrated 50/50 fridge/freezer. Wall and base units with quartz worktops. Wall mounted boiler. Larder unit. Ceramic Belfast sink with mixer taps. Integrated dishwasher. Free standing oven. Door to rear.

Conservatory

13' x 6' 7" (3.96m x 2.01m)

Part brick, part pvc construction. Vinyl flooring. Radiator. Cat 5 E point. Door to rear.

Stairs To First Floor Landing

Bedroom One

13' 11" x 13' (4.24m x 3.96m)

Window to front. Laminate flooring. Feature fireplace with mantel tiled hearth. TV point. Cat 5 E point.

Bathroom

Window to front. Free standing roll top bath. Close couple wc. Pedestal wash hand basin. Tiled walls. Vinyl flooring. Heated towel radiator.

Bedroom Two

15' 10" x 13' 4" (4.83m x 4.06m)

Two windows to side. Chimney breast. Fireplace with mantel and tiled hearth. Cat 5 E point.

Bedroom Three

15' x 11' 9" (4.57m x 3.58m)

Window to side. Chimney breast. Fireplace with mantel. Two radiators. Window to rear. Wall mounted sink.

Shower Room

Vinyl flooring. Window to side. Pedestal wash hand basin. High level wc. Double shower cubicle with two shower heads (one being rainfall) and mixer taps. Airing cupboard housing hot water tank.

Bedroom Four

13' 5" max x 13' max (4.09m max x 3.96m max)

Window to side. Chimney breast. Radiator. Sloped ceilings.

Bedroom Five

13' into chimney x 12' 4" (3.96m into chimney x 3.76m)

Window to front. Two radiators. Laminate flooring. Feature fireplace. TV point. Cat 5 E point.

Bedroom Six

8' 7" x 6' 11" (2.62m x 2.11m)

Dormer window to front. Radiator. Extractor fan.

Stairs To Second Floor

Storage Cupboard

2' 11" x 2' 2" (0.89m x 0.66m)

Loft access. Cat 5 E point.

Outside

Front garden is mostly laid to grass with path to front door.

Pressed concrete parking areas. Gates to side with side access.

Rear garden is low maintenance and has raised planters. Two water tanks. Pressed concrete seating area. Mature beds/borders. Outside tap. Outside power. Shed Multi vehicle off road parking.

Jacuzzi Room

13' 3" plus recess x 12' 11" (4.04m plus recess x 3.94m)

Patio doors to front. Double fitted storage cupboard. Laundry room with space for washing machine and tumble dryer. Farmhouse ceramic sink with mixer taps. Loft access.

Gym

16' 5" x 8' 4" (5.00m x 2.54m)

Double doors to front. Power and lighting.

Note

All doors, apart from Bathroom & Bedroom Six, are hand made.



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welcome to Elwyn Road, March

- Stunning Victorian Semi Detached House
- SIX Bedrooms
- Lounge plus Separate Dining Room
- Family Room / Study
- Bathroom PLUS Shower Room
- Jacuzzi Room
- Garage / Store (Currently used as a gym)
- Multi Vehicle Parking

Tenure: Freehold EPC Rating: D

offers in excess of
£500,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property



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Property Ref:
MCH113456 - 0004

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