



**Elwyn Road, March PE15 9DB**



**welcome to**

**Elwyn Road, March**

**\*\* NO ONWARD CHAIN \*\* Two Bedroom End Terrace House - Lounge plus Separate Dining Room**

**Ground Floor W.C - Enclosed Rear Garden - Car Port and Off Road Parking \*\* Viewing Recommended \*\***



### **Entrance Door**

to

### **Lounge**

13' 4" x 11' 11" into bay ( 4.06m x 3.63m into bay )  
Bay window to front. Radiator. Feature fireplace with wooden mantel. Telephone and Virgin points.

### **Hall**

Stairs leading off. Window to side.

### **Dining Room**

11' 10" x 10' 4" ( 3.61m x 3.15m )  
Window to rear. Understairs storage cupboard.  
Radiator. Fireplace inset. TV point.

### **Kitchen**

11' 5" x 7' 9" ( 3.48m x 2.36m )  
Window to side. Vinyl flooring. Range of wall and base units. Tiled splashbacks. Single drainer sink with mixer taps. Electric hob, oven and cooker hood above. Under counter fridge. Radiator.

### **Utility Area**

9' 3" x 7' 9" max ( 2.82m x 2.36m max )  
Window to rear. Vinyl flooring. Radiator. Work surfaces with space for appliances.

### **W.C**

Low level wc. Window to rear. Vinyl flooring.

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

### **Bedroom One**

11' 1" x 10' 9" ( 3.38m x 3.28m )  
Window to front. Window to side. Storage cupboard.  
Loft access. Radiator. Telephone point.

### **Bedroom Two**

11' 10" x 7' 11" ( 3.61m x 2.41m )  
Window to rear. Radiator.

### **Bathroom**

Vinyl flooring. Pedestal wash hand basin. Low level wc. Shower cubicle with mixer taps. Wall mounted enclosed boiler and tank. Window to rear. Panelled bath with tiled surround. Heated towel rail.

### **Outside**

Front garden is gravelled for off road parking with paths and gate to car port area. Outside sockets and lighting.

Rear garden has gates to front drive. Gravelled parking area. Shed. Outside tap. Decked areas and laid to grass.



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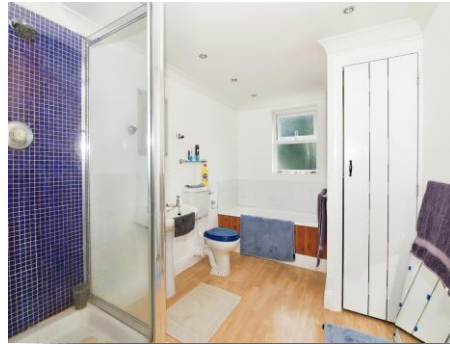
- End Terraced House
- Two Bedrooms
- NO ONWARD CHAIN
- Off Road Parking
- Car Port
- Family Bathroom PLUS Ground Floor W.C
- Generous Rear Garden

Tenure: Freehold  
EPC Rating: D

offers in excess of  
**£200,000**



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



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Property Ref:  
MCH113452 - 0003

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