



Elwyndene Road, March PE15 9BL

welcome to

Elwyndene Road, March

**** NO ONWARD CHAIN **** Room For All The Family and Grandma Too ! Detached House - Four Bedrooms - Annex in Garden - Multi Vehicle Off Road Parking - Convenient to Town Centre - Viewing Recommended



Entrance Door

to

Hall

Radiator. Stairs leading off.

Ground Floor Shower Room

Window to front. Vanity wash hand basin with storage under. Low level wc. Shower cubicle. Tiled floor.

Office/ Bedroom Four

16' 3" x 9' 8" (4.95m x 2.95m)

Two windows to front. Laminate floor. Radiator.

Lounge

22' 5" min x 11' 9" (6.83m min x 3.58m)

(23ft 8ins max) Window to front. Window to side.

Radiator. TV point.

Family Area

23' 8" x 16' 2" (7.21m x 4.93m)

French doors to garden. Open plan to kitchen.

Laminate floor. Two radiators.

Kitchen / Breakfast Room

25' 6" x 9' 6" (7.77m x 2.90m)

Window to rear. Single drainer sink with mixer taps, 1 1/4 bowl. Breakfast bar. Radiator. Laminate floor.

Electric double oven, ceramic hob and cooker hood above. Integrated dishwasher. Wall units with matching work surfaces and storage under.

Utility Room

17' 6" x 8' 1" (5.33m x 2.46m)

Window to rear. Door to rear. Radiator. Single drainer sink with mixer taps. Plumbing for washing machine. Tiled floor. Gas central heating boiler (wall mounted).

Storage Room

8' 6" x 5' 5" (2.59m x 1.65m)

Stairs To First Floor Landing

Storage cupboard.

Bedroom One

17' 4" max x 11' 9" (5.28m max x 3.58m)

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

Bedroom Two

17' 6" x 9' 9" (5.33m x 2.97m)

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

Bedroom Three

12' 9" x 8' 11" (3.89m x 2.72m)

Window to front. Radiator. Laminate floor.

Bathroom

Low level w.c. Pedestal wash hand basin. Tiled floor. Extractor fan. Radiator. Shower cubicle.

Annex

Door to front. Tiled floor.

Bedroom

14' 4" x 13' 1" (4.37m x 3.99m)

Window to side. Laminate floor. Radiator. TV point. Fitted wardrobes.

Bathroom

Shower cubicle. Low level wc. Heated towel rail. Vanity wash hand basin. Tiled floor. Extractor fan.

Lounge / Kitchen

22' 1" x 13' 8" (6.73m x 4.17m)

Window to front. Skylights. Single drainer sink with mixer taps. Integrated dishwasher. Electric double oven. Breakfast bar. Radiator. Range of fitted wardrobes to one wall. Gas central heating boiler.

Brick Built Store

13' 3" x 10' 5" (4.04m x 3.17m)

Window to front. Door to front. Electric and lighting laid on.

Enclosed Bbq Area

BBQ inset

Outside

Gardens are landscaped, laid to grass. Trees and shrubs bordering.

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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Elwyndene Road, March

- Detached House
- Four Bedroom
- One Bedroom Annex
- Multi Vehicle Off Road Parking
- Convenient to Town Centre

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MCH111753 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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