

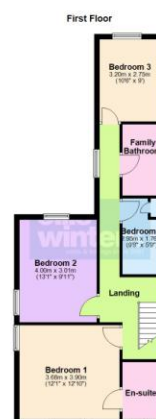
£325,000

22 Alpha Street, March, PE15 8LT



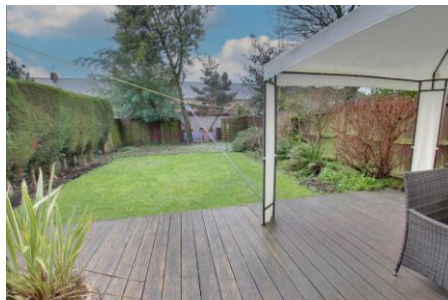
To arrange a viewing call us now on 01354 701000

Located close to the town and train station plus boasting a two story extension makes this home ideal for the growing family. Accommodation comprises lounge with separate dining room, kitchen/breakfast room plus utility and WC. To the first floor there are four bedrooms with ensuite to the master plus family bathroom. Outside there is off road parking and a fabulous south facing garden. EPC D



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Bedroom 2
4.00m (13'1") x 3.01m (9'11")
Window to side and rear, radiator.

Bedroom 3
3.20m (10'6") x 2.75m (9')
Window to rear, radiator.

Bedroom 4
2.95m (9'8") x 1.76m (5'9")
Window to side, airing cupboard, radiator.

Family Bathroom
Fitted with a three piece suite comprising bath with mixer tap shower, wash hand basin and WC, window to side, radiator.

Outside
The front is laid to creative concrete providing off road parking. The rear garden is laid patio and lawn with garage.

Freehold
Council tax band C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.



Ground Floor

Hall
Stairs to first floor and landing, parquet flooring, radiator.

Lounge
3.90m (12'10") x 3.68m (12'1")
Bay window to front, window to side, radiator.

Dining Room
4.01m (13'2") x 3.52m (11'7")
Window to side and rear, radiator.

Kitchen/Breakfast Room
6.61m (21'8") x 2.79m (9'2")
Fitted with wall and base units with oven, hob and hood, sink unit with mixer tap, plumbing for dishwasher, gas fired boiler, window to side, radiator.

Utility
Wall and base units, plumbing for washing machine, sink unit with mixer tap, window to rear, radiator, door to garden.

WC
Fitted with WC and wash hand basin, window to side.

First Floor & Landing
Window to side.

Bedroom 1
3.90m (12'10") x 3.68m (12'1")
Window to front and side, radiator.

En-suite
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to front, radiator.



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