



**West Drive, March, Cambs, PE15 9BE**

Chain Free - Semi-Detached Bungalow - 2 Bedrooms - Kitchen & Dining Area - Lounge & Conservatory - Shower Room - Front & Rear Gardens - Driveway - EPC Rating C - Call To View (01354) 696700

**£180,000**



**Entrance**  
Double glazed entrance door, radiator and doors to:-

**Lounge**  
4.00m (13'2") x 3.50m (11'6")  
Double glazed bay window to front, fireplace and single radiator.

**Dining Area**  
4.00m max (13'2") x 2.87m (9'5")  
Double glazed window to rear, storage recess ideal for fridge/freezer, two walk-in storage cupboards, single radiator and laminate flooring.

**Kitchen**  
3.27m (10'9") x 2.15m (7')  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, built-in oven, built-in four ring gas with extractor hood over, double glazed window to rear, vinyl flooring and door to:-

**Conservatory**  
UPvc built conservatory with ceiling fan and double glazed double doors to garden.

**Bedroom 1**  
3.55m (11'8") x 3.50m (11'6")  
Double glazed window to front, built-in wardrobes with sliding doors, and single radiator.

**Bedroom 2**  
2.89m (9'6") x 2.87m (9'5")  
Double glazed window to rear and single radiator.

**Shower Room**  
Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and WC, fully tiled walls, two double glazed windows to rear, single radiator and laminate flooring.

**Outside**  
The property offers a generous sized front garden which is mainly laid to lawn and driveway to the side allowing parking for multiple vehicles. A side gate allows access to an enclosed rear garden mainly consisting of lawn and patio.

EPC Rating: C

Floorplan is for representational purposes only.



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.