

£250,000

7 Ellingham Avenue, March, PE15 9TA



To arrange a viewing call us now on 01354 701000

Located in a popular area close to town this semi detached home boasts a generous lounge/diner, refitted kitchen with integral oven, hob and fridge/freezer, garden room, three good size bedrooms and refitted bathroom. Outside there is off road parking with a south west facing garden benefiting from a utility room, WC and office/study space. EPC C



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Ground Floor

Hall

Radiator, stairs to first floor and landing, cupboard under.

Lounge

4.25m (13'11") x 3.34m (11')

Window to front, radiator, open plan to:

Dining Area

3.03m (9'11") x 2.55m (8'4")

Radiator, double doors to:



Garden Room

Brick and glazed, fitted with light and power, radiator, two double doors to garden.

Kitchen

3.13m (10'3") x 2.59m (8'6")

Refitted with wall and base units with integral oven, hob, hood, fridge/freezer, plumbing for dishwasher, bin drawer, one and half bowl sink unit with mixer tap, window to side, door to side.



First Floor & Landing

Window to side, radiator, cupboard housing gas fired boiler, access to loft with ladder, light and boarding.

Bedroom 1

3.56m (11'8") x 3.01m (9'11")

Storage cupboard, window to front, radiator.



Bedroom 2

3.08m (10'1") x 3.07m (10'1")

Window to rear, radiator, two cupboards.

Bedroom 3

2.69m (8'10") x 2.20m (7'2")

Window to front, radiator, double cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to rear, heated towel rail.



Outside

A driveway to the front provides off road parking. A gated side access leads to Office/Study 2.30m (7'7") x 2.29m (7'6") with

window to front. There is a Utility with sink unit and space for washing machine and tumble drier, radiator. WC fitted with a one piece suite comprising WC. The south west facing rear garden is fully enclosed and laid to patio and lawn with flowers and shrubs, a number of seating areas, three sheds and outside water supply.

Freehold

Council tax band B

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 £66.67 plus VAT per transaction (£80 inc VAT), 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

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