

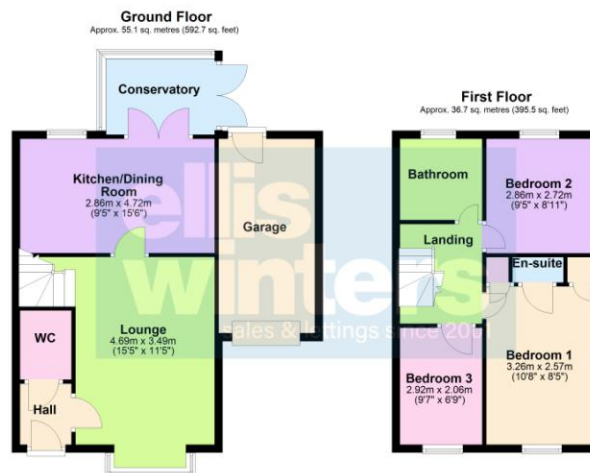
# £245,000

39 The Green, March, PE15 8JD



To arrange a viewing call us now on 01354 701000

Located in a popular cul-de-sac and boasting a south facing garden this lovely semi detached home has it all! Accommodation comprises lounge with box bay window, refitted kitchen/diner with oven and hob, conservatory and ground floor cloakroom. To the first floor there are three bedrooms with ensuite to the master and family bathroom. Outside there is ample parking, garage and private rear garden. EPC TBC



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Bedroom 2  
2.86m (9'5") x 2.72m (8'11")  
Window to rear, radiator.

Bedroom 3  
2.92m (9'7") x 2.06m (6'9")  
Window to front, radiator.

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

Outside  
To the front of the property there is off road parking leading to the garage which houses the gas fired boiler and has personal door at the rear. The south facing rear garden is laid mainly to lawn.

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 plus VAT per transaction (£48 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  
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  
Radiator.

WC  
Fitted with a two piece site comprising vanity wash hand basin and WC, radiator.

Lounge  
4.69m (15'5") x 3.49m (11'5")  
Box bay window to front, two radiators, stairs to first floor and landing.



Kitchen/Dining Room  
4.72m (15'6") x 2.86m (9'5")  
Fitted with wall and base units with integral oven, hob and hood, sink unit with mixer tap, space for washing machine, window to rear, radiator, double doors to:

Conservatory  
Fitted with light and power, double doors to garden.



First Floor & Landing  
Access to loft, cupboard.

Bedroom 1  
3.26m (10'8") x 2.57m (8'5")  
Window to front, radiator, two double cupboards, door to:

En-suite  
Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC.



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