Guide Price

£300,000 - £310,000

16 Percheron Drive, March, PE15 9EH

To arrange a viewing call us now on 01354 701000

Located in a popular area and offered with no chain this extended bungalow has it all!
Accommodation comprises good size lounge/diner opening to kitchen with integral appliances including oven, fridge/freezer and dishwasher, useful utility room, three double bedrooms with ensuite shower room to the master and further family shower room.
Outside there is ample parking with EV charger, garage and south west facing garden with heated garden pod/office. EPC D

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Hall
Radiator, storage cupboard with gas fired boiler, airing cupboard, access to loft with ladder, radiator.

Lounge/Dining Room
6.72m (22') x 3.30m (10'10")
Two windows to front, radiator, open plan to:

Kitchen
3.46m (11'4") x 2.57m (8'5")
Fitted with wall and base units with breakfast bar, integral appliances including oven, hob, hood, fridge/freezer and dishwasher, one and half bowl sink unit with mixer tap.

Lobby
Radiator, door to garden.

Utility Room
Wall and base units, sink unit with mixer tap, space for washing machine and tumble drier, window to front and side, radiator.

Bedroom 1
3.30m (10'10") x 3.07m (10'1")
Window to rear, radiator.

En-suite Shower Room
Fully tiled and fitted with three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to front and rear, heated towel rail.

Bedroom 2
3.60m (11'10") x 3.30m (10'10")
Window to rear, radiator.

Bedroom 3
3.30m (10'10") x 3.01m (9'11")
Window to rear, radiator.

Outside
A driveway provides off road parking with EV charger and leads to the garage 5.3m x 2.5m, fitted with light and power and personal door at the rear leading to the garden. The rear garden is laid to patio and lawn with a variety of fruit trees including apple, pear and plum, outside water supply. In one corner is a garden pod/office 3.7m x 2.7m which has double doors opening to the garden and is fitted with light, power and heating.

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 £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.
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