

Guide Price

£240,000 - £250,000

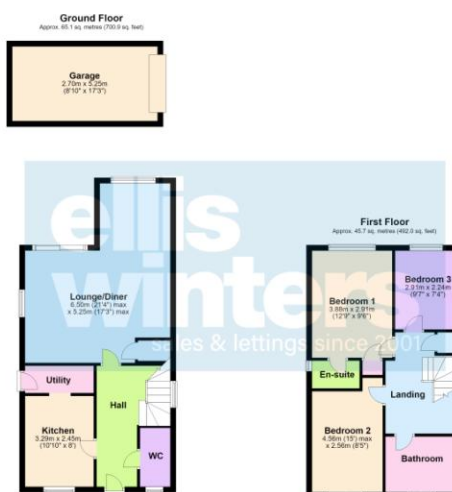
25 Campbell Way, March, PE15 8RG



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This great detached home sits on a corner plot and boasts a generous L shaped lounge/diner with patio doors to the garden, kitchen with oven and hob plus utility room and ground floor WC. To the first floor there are three good sized bedrooms with ensuite shower room to the master and family bathroom. Outside there is off road parking and garage with electric door plus walled rear garden. EPC C



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Ground Floor

Hall

Radiator, stairs to first floor and landing.

WC

Fitted with wash hand basin and WC, window to front, radiator.

Kitchen

3.29m (10'10") x 2.45m (8')

Fitted with wall and base units with integral oven, hob and hood, space for dishwasher, one and half bowl sink unit with mixer tap, window to front, open plan to:

Utility

Fitted with base units, space for washing machine and tumble drier, gas fired boiler, sink unit with mixer tap, door to garden.

Lounge/Diner

6.50m (21'4") max x 5.25m (17'3") max L Shaped

Room

Window to side and rear, storage cupboard, two radiators, patio doors to garden.

First Floor & Landing

Window to side, airing cupboard, access to loft with lighting and some boarding.

Bedroom 1

3.88m (12'9") x 2.91m (9'6")

Window to rear, radiator, wardrobe.

En-suite

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

Bedroom 2

4.56m (15') max x 2.56m (8'5")

Window to front, radiator.

Bedroom 3

2.91m (9'7") x 2.24m (7'4")

Window to rear, radiator.

Bathroom

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

Outside

A driveway at the rear of the property provides ample off road parking leading to the Garage 5.25m (17'3") x 2.70m (8'10") electric roller shutter door and is fitted with light and power and has ladder access to the loft. A gated access leads to the walled rear garden which is laid to patio and lawn with outside water supply and garden shed.

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.

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