

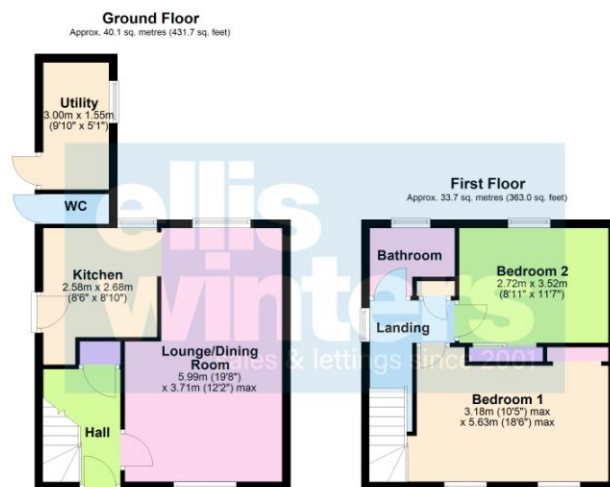
# £200,000

31 Morton Avenue, March, PE15 9EP



To arrange a viewing call us now on 01354 701000

This fabulous semi detached home has it all! Accommodation comprises a lovely dual aspect lounge/diner, kitchen with integral appliances, utility and WC, two generous double bedrooms and first floor bathroom. Outside there is ample parking for multiple vehicles plus a good size garden. EPC E



**ellis winters**  
sales & lettings since 2001

# £200,000

31 Morton Avenue, March, PE15 9EP



This fabulous semi detached home has it all! Accommodation comprises a lovely dual aspect lounge/diner, kitchen with integral appliances, utility and WC, two generous double bedrooms and first floor bathroom. Outside there is ample parking for multiple vehicles plus a good size garden.

#### Ground Floor

**Hall**  
Radiator, stairs to first floor and landing, cupboard.

**Lounge/Dining Room**  
5.99m (19'8") x 3.71m (12'2") max  
Window to front and rear, two radiators.

**Kitchen**  
2.68m (8'10") x 2.58m (8'6")  
Fitted with wall and base units with integral oven, hob, hood, dishwasher, window to rear, radiator, door to side.

**First Floor & Landing**  
Window to side, cupboard housing gas fired boiler, access to loft with light and some boarding.

**Bedroom 1**  
5.63m (18'6") max x 3.18m (10'5") max  
Two windows to front, radiator, recessed wardrobe/hanging space.

**Bedroom**  
2.352m (11'7") x 2.72m (8'11")  
Window to rear, radiator, sliding door wardrobes.

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

#### Outside

There is ample parking to the front and side for multiple vehicles. A gated side access leads to the side which is under cover and leads to the WC and Utility 3.00m (9'10") x 1.55m (5'1")

Which is fitted with power and plumbing for washing machine with window to side. The rear garden is laid to patio, decking and lawn.

Freehold  
Council tax band B

#### Buyer ID Checks

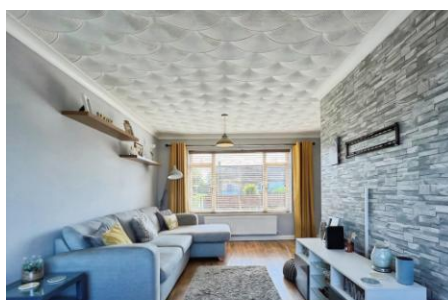
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £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.



ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR

Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**ellis winters**  
sales & lettings since 2001

