Guide Price

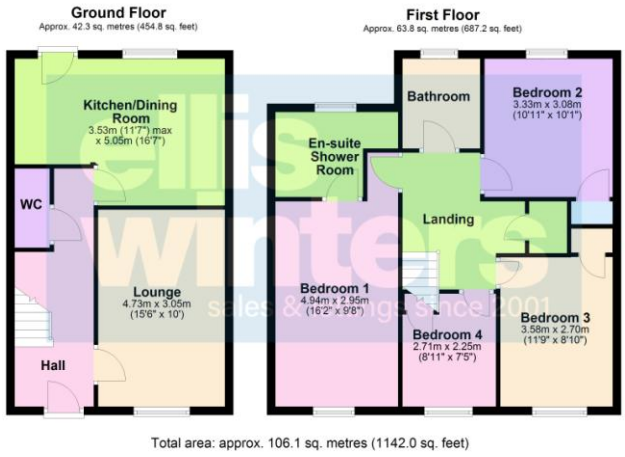
# £290,000 - £300,000

9 Millfield Close, March, PE15 9HL



## To arrange a viewing call us now on 01354 701000

**Located in a popular private cul-de-sac close to town and boasting a good level of accommodation within this home is ideal for a growing family! Features include kitchen/diner with integral appliances, nice size lounge, ground floor cloakroom, four generous bedrooms with ensuite to master plus family bathroom. Outside there is a driveway, carport and private rear garden. EPC C**




Total area: approx. 106.1 sq. metres (1142.0 sq. feet)

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Ground Floor

Hall
Radiator, stairs to first floor and landing.

WC
Fitted with wash hand basin and WC, radiator.

Lounge
4.73m (15'6") x 3.05m (10')
Window to front, radiator.

Kitchen/Dining Room
5.05m (16'7") x 3.53m (11'7") max
Wall and base units with double oven, hob and hood, fridge/freezer, space for washing machine and tumble drier, one and half bowl sink unit with mixer tap, gas fired boiler, window to rear, radiator, door to garden.

First Floor & Landing
Airing cupboard, radiator, radiator.

Bedroom 1
4.94m (16'2") x 2.95m (9'8")
Window to front, radiator.

Ensuite Shower Room
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to rear, heated towel rail.

Bedroom 2
3.33m (10'11") x 3.08m (10'1")
Window to rear, radiator, cupboard.

Bedroom 3
3.58m (11'9") x 2.70m (8'10")
Window to front, radiator.

Bedroom 4
2.71m (8'11") x 2.25m (7'5")
Window to front, radiator, cupboard.

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

Outside
A driveway leads to the carport at one side leading through to the private rear garden which is laid to patio and lawn with flower and shrub borders with outside water supply.

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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