



Elwyn Court, March, Cambs, PE15 9BZ

Cul-De-Sac Location - Semi Detached House - 3 Bedrooms - Kitchen/Diner - Lounge & Conservatory - Bathroom -
Enclosed Rear Garden - Garage & Driveway Parking - Call To View - (01354) 696700

£250,000



Ground Floor

Entrance Hall

Entrance door, single radiator, laminate flooring and panelled walls, door to:

Lounge

4.25m (13'11") x 3.34m (10'11")
Double glaze window to front, single radiator, laminate flooring, folding doors to:

Dining Area

3.34m (10'11") max x 3.05m (10')
Single radiator, laminate flooring, open plan with Kitchen.

Kitchen Area

3.05m (10') x 1.90m (6'3") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, built-in fridge/freezer, plumbing for slimline dishwasher and washing machine, built-in oven, built-in five ring gas hob with extractor hood over, double glazed window to rear, doors to under-stairs cupboard and door to entrance hall.

Conservatory

Double glazed windows to rear and side with double glazed doors to enclosed rear garden, tiled flooring and radiator.

First Floor

Bedroom 1

3.58m (11'9") x 3.03m (9'10")
Double glazed window to front, built-in storage cupboard with hanging space and single radiator.

Bedroom 2

3.05 m (9'11") x 3.04m (10')
Double glazed window to rear, two storage cupboards and single radiator.

Bedroom 3

2.19m x 2.76m
Double glazed window to front and single radiator.

Outside

The property has a single garage and driveway parking to the front. A gate leads to the enclosed rear garden which is mainly laid to lawn with patio area, timber shed and planted borders.

EPC Rating: C



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.