

# £250,000

7 Nursery Drive, March, PE15 8EQ



To arrange a viewing call us now on 01354 701000

Offered with no chain and located in a popular cul-de-sac this link detached bungalow boasts a great level of space within. Accommodation comprises a generous lounge with dining space, kitchen with oven and hob, conservatory, two double bedrooms and shower room with separate WC. Outside there are pretty gardens front and rear, driveway and garage. EPC D



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**WC**  
Fitted with a WC, window to side.

**Outside**  
The front garden is laid to lawn with flower borders with a driveway at one side providing off road parking leading to the garage with roller shutter door. The rear garden is laid to lawn with flower borders, shed, greenhouse and 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 £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**  
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**Hall**  
Radiator, cupboard, access to loft with ladder, some boarding and light.

**Lounge**  
4.88m (16') x 3.49m (11'5")  
Window to front, radiator, ornamental fireplace, open plan to:

**Dining Area**  
2.60m (8'6") x 2.47m (8'1")  
Window to side, radiator.



**Kitchen**  
3.67m (12') x 2.71m (8'11")  
Fitted with wall and base units with integral oven, hob and hood, space for washing machine and dishwasher, gas fired boiler, one and half bowl sink unit with mixer tap, window to rear, door to:

**Conservatory**  
3.75m (12'4") x 2.89m (9'6")  
Brick and glazed construction, fitted with light and power, radiator, double doors to garden.



**Bedroom 1**  
3.94m (12'11") x 2.86m (9'5")  
Window to rear, radiator, fitted wardrobes and cupboards.

**Bedroom 2**  
3.60m (11'10") x 2.86m (9'5")  
Window to front, radiator.



**Shower Room**  
Fully tiled and fitted with shower and wash hand basin, airing cupboard, window to side, radiator.

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