

# £325,000

22 Knights End Road, March, PE15 9QA



To arrange a viewing call us now on 01354 701000

Offered in immaculate condition and located in a very popular area this detached bungalow benefits from a good size lounge/diner, kitchen plus utility room, two double bedrooms with built in wardrobes, refitted bathroom plus further WC, and good size garage/workshop. Outside there is ample parking plus good size garden. Viewing is essential to appreciate all that is on offer here. EPC D



# £325,000

## 22 Knights End Road, March, PE15 9QA



Offered in immaculate condition and located in a very popular area this detached bungalow benefits from a good size lounge/diner, kitchen plus utility room, two double bedrooms with built in wardrobes, refitted bathroom plus further WC, and good size garage/workshop. Outside there is ample parking plus good size garden.

#### Hall

Two radiators, double door storage cupboard, airing cupboard with tank, access to loft with ladder, light and boarding.



#### Lounge/Dining Room

6.30m (20'8") x 3.63m (11'11")

Bay window to front, three radiators, living flame gas fire with stone surround, window to side, double doors to rear garden.

#### Kitchen

3.84m (12'7") x 2.78m (9'1") max

Fitted with wall and base units with integral double oven, induction hob and hood, one and half bowl sink unit with mixer tap, wine rack, window to side, radiator.



#### Utility

Base units, sink unit, pantry cupboard, plumbing for washing machine, dishwasher and space for tumble drier, window to side and rear, radiator.

#### Conservatory

Brick and glazed with water supply and door to garden.

#### Bedroom 1

3.35m (11') x 3.29m (10'10")

Window to rear, radiator, two double wardrobes.



#### Bedroom 2

3.53m (11'7") x 3.27m (10'9")

Window to front, radiator, fitted wardrobe.

#### Family Bathroom

Fully tiled and refitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC, window to side, radiator.

#### Further WC

Fully tiled and refitted with a vanity wash hand basin and WC, window to side, radiator.



#### Garage/Workshop

6.30m (20'8") x 4.59m (15'1") max

Window to front, personal door to rear, electric up and over door, fitted with light and power, radiator, gas fired boiler.

#### Outside

To the front of the property the parking is laid mainly to gravel providing ample parking for multiple vehicles. A gated side access both sides lead to the rear garden which is laid to patio and lawn.

#### 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.

#### 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 also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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

