

Guide Price

**£190,000 - £200,000**

47 Eastwood Avenue, March, Cambs, PE15 9ND

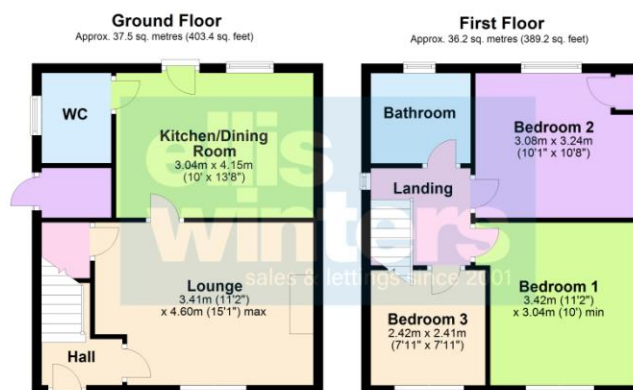


**To arrange a viewing call us now on 01354 701000**

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This good size semi detached home has been renovated by the current owners and has much to offer!

Features include refitted kitchen/diner, nice size lounge, ground floor cloakroom, three good size bedrooms and refitted first floor bathroom. Outside there is ample off road parking plus generous west facing garden with brick built store. Viewing is a must! EPC E



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#### Outside

To the front there is off road parking with a side access leading to the generous rear garden which is laid to patio and lawn with brick built store which has power supply.

#### Freehold

Council tax band A

#### 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.



**Hall**  
Stairs to first floor and landing.

**Lounge**  
4.60m (15'1") max x 3.41m (11'2")  
Window to front, ornamental fire surround, radiator, storage cupboard.

**Kitchen/Dining Room**  
4.15m (13'8") x 3.04m (10')  
Fitted with wall and base units with integral oven and hob, space for washing machine, sink unit with mixer tap, window to rear, radiator, door to garden.



**WC**  
Fitted with WC and wash hand basin, window to side.

**First Floor & Landing**  
Window to side, access to loft space.

**Bedroom 1**  
3.42m (11'2") x 3.04m (10') min  
Window to front, radiator.



**Bedroom 2**  
3.24m (10'8") x 3.08m (10'1")  
Window to rear, cupboard housing gas fired boiler, radiator.

**Bedroom 3**  
2.42m (7'11") x 2.41m (7'11")  
Window to front, radiator.



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

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