



## Wisbech Road, March, Cambs, PE15 8EB

Semi Detached House - 3 Double Bedrooms - Kitchen - Open Plan Lounge / Diner & Conservatory - Ground Floor Shower Room - First Floor Bathroom - Enclosed Rear Garden - Driveway & Garage - No Upward Chain - Call To View (01354) 696700

**£225,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door to front and window to side, storage cupboard, radiator, tiled flooring, ceiling spotlights, stairs to first floor and door to:

##### Kitchen

4.07m (13'4") x 2.11m (6'11") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine, space for dishwasher, induction hob with extractor hood over and oven, radiator, tiled flooring, ceiling spotlights and double-glazed window to side.

##### Lounge Area

4.11m (13'6") x 3.31m (10'10") Window to rear, laminate flooring, radiator and open plan to:

##### Dining Area

3.65m (12') x 3.35m (11') Double glazed window to front, fireplace, laminate flooring and radiator.

##### Conservatory

Double glazed double doors and windows to rear, storage cupboard, laminate flooring and door to:

##### Shower Room

Fitted with three-piece suite comprising shower cubicle, vanity wash hand basin and low-level WC, tiled flooring, ceiling spotlights and tiled floor.

##### First Floor

##### Landing

Window to side, fitted carpet and door to:

##### Bedroom 1

3.62m (11'11") x 3.31m (10'10") Double glazed window to front, fitted carpet and radiator.

##### Bedroom 2

4.08m (13'5") x 3.29m (10'10") Double glazed window to rear, laminate flooring and radiator.

##### Bedroom 3

2.84m (9'4") x 2.14m (7') Double glazed window to rear, laminate flooring and radiator.

##### Bathroom

Fitted with three-piece suite comprising bath, vanity wash hand basin and low-level WC, heated towel rail, tiled flooring, ceiling spotlights and double-glazed window to front.

##### Outside

The property has a driveway to the front and an enclosed garden to the rear. The garden comprises of patio with pergola, lawn and outbuilding with power. There is also a single garage beyond the rear garden.

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.