

# £250,000

31 Olivers Way, March, PE15 9PU



To arrange a viewing call us now on 01354 701000

Offered with no chain and sitting on a corner plot this lovely bungalow must be viewed to be fully appreciated. Features include lounge with box bay window and patio door to conservatory, kitchen with oven and hob, two double bedrooms with fitted wardrobes and refitted wet room. Outside there is ample parking, garage and south and west facing gardens extending to the side and rear. EPC TBC



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#### Outside

A driveway provides ample off road parking leading to the garage which is fitted with light and power. The generous west facing garden extends to the side and rear and is laid to patio and lawn with greenhouse and shed with outside tap.

Freehold  
Council tax band B

It should be noted that this is a probate sale and probate has been applied for.

#### 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 £49 plus VAT per transaction, 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.



Hall  
Storage cupboard, radiator, cupboard housing gas fired boiler, radiator, access to loft with light.

#### Lounge

5.13m (16'10") max x 3.23m (10'7")  
Box bay window to front, two radiators, patio doors to:

#### Conservatory

Brick and glazed construction with lighting, double doors to garden.

#### Kitchen

4.60m (15'1") max x 2.29m (7'6")  
Fitted with wall and base units with integral oven, hob and hood, space for washing machine, sink unit with mixer tap, window to rear, radiator, door to garden.

#### Bedroom 1

3.48m (11'5") max x 3.36m (11')  
Window to front and side, fitted wardrobes, radiator.

#### Bedroom 2

3.22m (10'7") x 3.17m (10'5")  
Window to rear, fitted wardrobes, radiator.

#### Wet Room

Fully tiled and fitted with a shower, wash hand basin and WC, window to side, radiator.



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