£490,000

13B Upwell Road, March, PE15 9DT



To arrange a viewing call us now on 01354 701000

Benefiting from versatile accommodation this home has lots to offer including multiple reception rooms with one utilised as a ground floor bedroom currently along with ground floor shower room, conservatory overlooking the south facing garden, kitchen/breakfast room with appliances plus utility room. To the first floor there are a further four double bedrooms with two ensuites and a family bathroom. Outside there is ample parking, double garage with office/hobby room above plus a private and well stocked south facing garden. EPC C

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 **Email**: info@elliswinters.co.uk **www**.elliswinters.co.uk

ellis winters
sales & lettings since 2001

The Property Ombudsman

ellis winters
sales & lettings since 2001

£490,000

13B Upwell Road, March, PE15 9DT















Ground Floor

Hall
Window to front, radiator, stairs to first floor and landing.

Lounge
6.20m (20'4") x 4.46m (14'7")
Window to rear, radiator, double doors to:

Conservatory
Brick and glazed with radiator and double doors opening to the rear garden.

Kitchen/Breakfast Room
6.05m (19'10") max x 5.85m (19'2") max
Wall and base units with breakfast bar, integral oven, hob and hood, dishwasher, one and half bowl sink unit window to rear, double doors to garden, two radiators.

Utility Room
3.42m (11'3") x 2.37m (7'9")
Wall and base units, sink unit with mixer tap, gas fired boiler, space for washing machine and tumble drier, window to front and side, door to garden.

Shower Room
Fully tiled and fitted with a shower, wash hand basin and WC, window to side, heated towel rail.

Dining Room
3.97m (13') x 3.38m (11'1")
Box bay window to front, radiator.

Office/Bedroom 5
4.01m (13'2") x 3.97m (13')
Window to front, radiator.

First Floor & Landing
Window to front, radiator, access to loft with ladder.

Bedroom 1
4.95m (16'3") x 4.42m (14'6")
Window to rear, radiator.

Four Piece En-suite
Fully tiled and fitted with a four piece suite comprising shower cubicle, bath, wash hand basin and WC, window to side and rear, radiator.

Bedroom 2
5.19m (17') x 4.42m (14'6")
Window to rear, radiator.

Bedroom 3
4.01m (13'2") x 4.01m (13'2")
Window to front, radiator.

Bedroom 4
3.98m (13'1") x 3.38m (11'1")
Window to front, radiator.

En-suite Shower Room
Fully tiled and fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to front, radiator.

Family Bathroom
Fully tiled and fitted with a four piece suite comprising bath, shower cubicle, wash hand basin and WC, window to side, airing cupboard, radiator.

Outside
A private driveway leads to the gravel parking for multiple vehicles and to the Double Garage 6.22m (20'5") x 5.06m (16'7") Fitted with light and power and having two electric roller shutter doors. And outside staircase leads to the Loft Room 6.22m (20'5") x 4.22m (13'10") which has light and power and three skylight windows and would make a great office/hobby room. The south facing rear garden is laid to decking and lawn with mature shrub borders with further patio area, shed and summerhouse. There is also outside water supply and power.

Freehold
Council tax band E

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
sales & lettings since 2001