

# £150,000

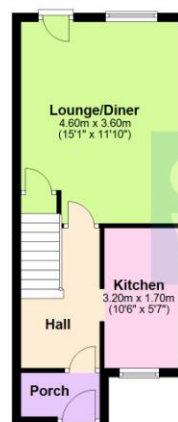
37 High School Close, March, PE15 8NX



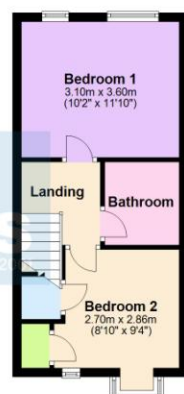
To arrange a viewing call us now on 01354 701000

Offered with no chain this home is ideal for a first time buyer and boasts kitchen with oven and hob, lounge opening to the garden, two good size bedrooms and first floor bathroom. Outside there is an allocated parking space whilst to the rear the south facing garden is laid mainly to patio. EPC D

**Ground Floor**  
Approx. 30.4 sq. metres (327.5 sq. feet)



**First Floor**  
Approx. 28.6 sq. metres (308.2 sq. feet)



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Offered with no chain this home is ideal for a first time buyer and boasts kitchen with oven and hob, lounge opening to the garden, two good size bedrooms and first floor bathroom. Outside there is an allocated parking space whilst to the rear the south facing garden is laid mainly to patio.

Ground Floor

Porch

Hall

Electric radiator, stairs to first floor and landing.

Kitchen

3.20m (10'6") x 1.70m (5'7")

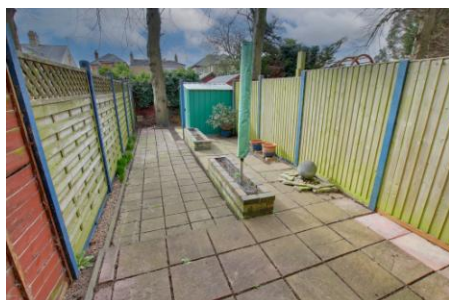
Fitted with wall and base units with one and half bowl sink unit with mixer tap, plumbing for washing machine, integral oven and hob, window to front.



Lounge/Diner

4.60m (15'1") x 3.60m (11'10")

Window to rear, storage cupboard, electric radiator, door to garden.



First Floor & Landing

Access to loft.

Bedroom 1

3.60m (11'10") x 3.10m (10'2")

Two windows to rear, electric storage heater.



Bedroom 2

2.86m (9'4") x 2.70m (8'10")

Two windows to front, triple wardrobe, airing cupboard with hot water tank, storage cupboard.



Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, wash hand basin and WC.

Outside

There is an allocated parking space to the front of the property. The south facing rear garden is mainly laid to patio with raised beds, garden shed and water 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 £40 + VAT (£48) 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.

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