

# £160,000

23 Elliott Road, March, PE15 8BL



To arrange a viewing call us now on 01354 701000

**Ideal first time buyer property!**  
This home is larger than it looks and boasts lounge and separate dining room, kitchen with oven and hob, two bedrooms, first floor bathroom and separate WC. Outside the enclosed rear garden has shed, summerhouse and hot tub! Viewing is a must to appreciate the space on offer!  
EPC TBC



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**Outside**  
There is a pedestrian right of way to the rear garden but not over it. The garden is laid mainly to patio and lawn with outside power supply, hot tub, shed and summerhouse.

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 plus VAT per transaction (£48 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.



#### Ground Floor

##### Lounge

3.88m (12'9") x 3.14m (10'4")  
Window to front, radiator, door to front.

##### Lobby

Stairs to first floor and landing.

##### Dining Room

3.88m (12'9") x 3.43m (11'3")  
Window to rear, radiator, storage cupboard.



##### Kitchen

4.00m (13'1") x 2.00m (6'7")  
Fitted with wall and base units with integral oven, hob and hood, space for washing machine, one and half bowl sink unit with mixer tap, window to side and rear, door to garden.

#### First Floor & Landing

##### Bedroom 1

3.88m (12'9") x 3.10m (10'2")  
Window to front, radiator.



##### Bedroom 2

2.93m (9'7") x 2.00m (6'7") min  
Window to rear, radiator, cupboard.

##### WC

Fitted with WC and window to rear.

##### Bathroom

Fitted with a two piece suite comprising bath with shower over, wash hand basin, cupboard housing gas fired boiler, window to rear, heated towel rail.



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