

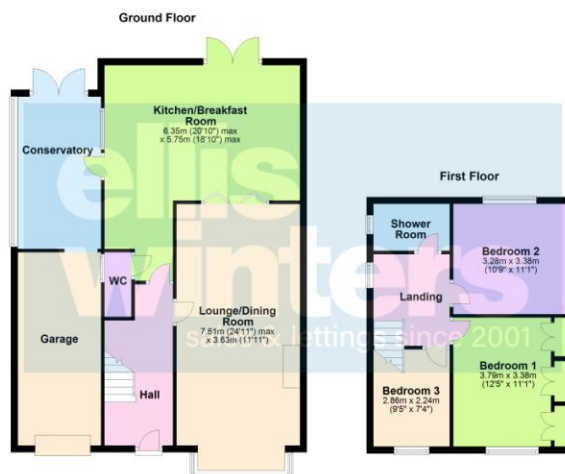
# £270,000

33 Green Street, March, PE15 9DU



To arrange a viewing call us now on 01354 701000

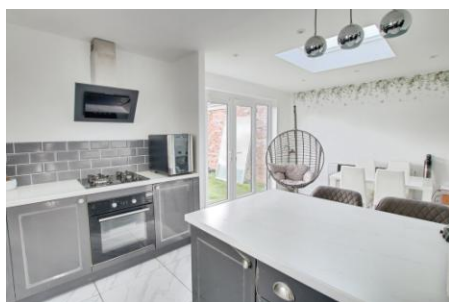
This extended semi detached home is located in a very popular area and boasts a wealth of space and light! Accommodation comprises a generous lounge/diner with bay window, refitted and extended kitchen/breakfast room with integral appliances with breakfast bar, conservatory and WC. To the first floor there are three bedrooms and refitted shower room. Outside there is ample parking, garage and a fabulous south west facing garden. EPC D



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#### Ground Floor

##### Hall

Stairs to first floor and landing, radiator.

##### WC

Fitted with wash hand basin and WC, window to side, heated towel rail.

##### Lounge/Dining Room

7.61m (24'11") max x 3.63m (11'11")

Box bay window to front, ornamental fireplace, two radiators, bi-fold doors to:

##### Kitchen/Breakfast Room

6.35m (20'10") max x 5.75m (18'10") max

Refitted with wall and base units with breakfast bar, integral oven, hob and hood, space for washing machine and dishwasher, sink unit with mixer tap, window to side, skylight window, double doors to the rear garden, door to:

##### Conservatory

Brick and glazed construction with double doors to the rear garden.

##### First Floor & Landing

Window to side, access to loft.

##### Bedroom 1

3.79m (12'5") x 3.38m (11'1")

Window to front, fitted wardrobes to one wall, radiator.

##### Bedroom 2

3.38m (11'1") x 3.28m (10'9")

Window to rear, radiator.

##### Bedroom 3

2.86m (9'5") x 2.24m (7'4")

Window to front, radiator

##### Shower Room

Refitted with a three piece suite comprising oversized shower cubicle, vanity wash hand basin and WC, window to side, heated towel rail.

##### Outside

The front driveway provides off road parking for multiple vehicles leading to the garage with up and over door. The south west facing rear garden is laid to patio and lawn.

##### Freehold

Council tax band B

##### 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

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