

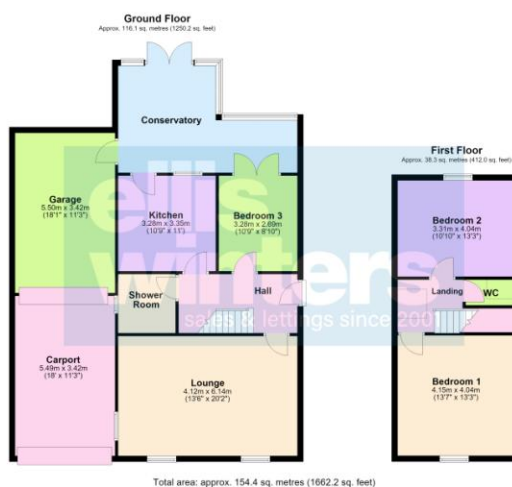
# £300,000

36 Elliott Road, March, PE15 8BL



To arrange a viewing call us now on 01354 701000

Offered with no chain and sitting on a beautiful plot this chalet home boasts versatile accommodation comprising generous lounge, kitchen with integral appliances, dining room/bedroom three, P shaped conservatory and ground floor shower room. To the first floor are two further double bedrooms and cloakroom. Whilst outside there is ample parking, carport and garage plus a lovely south facing garden. EPC C



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## Ground Floor

### Hall

Radiator, stairs to first floor and landing.

### Lounge

6.14m (20'2") x 4.12m (13'6")

Two windows to front, window to side, two radiators.



### Kitchen

3.35m (11') x 3.28m (10'9")

Fitted with wall and base units with integral double oven, hob, hood and dishwasher, one and half bowl sink unit with mixer tap, space for washing machine, window to rear, radiator, door to:

### Conservatory

Brick and glazed construction, fitted with light and power, radiator, double doors to garden.



### Bedroom 3

3.28m (10'9") x 2.69m (8'10")

Radiator, double doors to rear.

### Shower Room

Fully tiled and fitted with a three piece suite comprising shower, vanity wash hand basin and WC, window to side, heated towel rail.

### First Floor & Landing

Skylight window, double cupboard, access to loft with ladder and boarding.



### Bedroom 1

4.15m (13'7") x 4.04m (13'3")

Window to front, radiator, two double wardrobes, eaves storage.

### Bedroom 2

4.04m (13'3") x 3.31m (10'10")

Window to rear, radiator, two double wardrobes, eaves storage.



### WC

Fitted with a two piece suite comprising vanity wash hand basin and WC, radiator, skylight window.

## Outside

A blockweave driveway provides off road parking leading to the carport with electric roller shutter door, 5.49m x 3.4m. A further electric roller shutter door opens to the garage 5.5m x 3.4m which is fitted with light, power and water supply, gas fired boiler.

The South facing rear garden is laid to patio and lawn with flower and shrub borders, rockery, summerhouse, greenhouse and water supply.

## Freehold

Council tax band C

## 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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