

£310,000

61 Upwell Road, March, PE15 9EB



To arrange a viewing call us now on 01354 701000

Located in a popular area and boasting extended accommodation this lovely family home has it all! Accommodation comprises good size lounge opening to dining room with double doors to garden, refitted kitchen, utility and ground floor cloakroom, three double bedrooms and four piece bathroom suite. Outside there is ample parking, oversized garage and south facing rear garden.

EPC D



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Ground Floor

Hall

Stairs to first floor and landing, storage cupboard, radiator.

Lounge

6.05m (19'10") x 3.62m (11'10")
Window to front, remote control living flame gas fire, radiator, archway to:

Dining Room

3.68m (12'1") x 3.62m (11'10")
Window to rear, double doors to rear garden, radiator.

Kitchen/Breakfast Room

3.69m (12'1") max x 3.68m (12'1") max
Fitted with a range of wall and base units with electric cooker point, integral fridge and dishwasher, one and half bowl sink unit with mixer tap, wine rack, window to rear.



Utility Area

Gas fired combination boiler, plumbing for washing machine, window to rear, door to front and rear, door to garage.

WC

Fitted with WC and wall mounted wash hand basin.

First Floor & Landing

Window to side, access to loft space.



Bedroom 1

3.75m (12'4") x 2.73m (8'11")
Window to rear, sliding door double wardrobe, radiator.

Bedroom 2

3.25m (10'8") x 2.80m (9'2")
Window to front, radiator.

Bedroom 3

2.70m (8'10") x 2.67m (8'9")
Window to rear, sliding door double wardrobe, radiator.



Bathroom

Fully tiled and fitted with a four piece suite comprising bath, oversized shower cubicle, vanity wash hand basin and WC, heated towel rail, tiled flooring, window to front.

Outside

To the front of the property there is an extensive block paved driveway providing ample off road parking leading to the garage 5.51m x 2.59m, fitted with light and power. The remainder of the front garden is laid to lawn with flower and shrub borders. A gated side access leads to the south facing rear garden which is laid to lawn and patio with established borders and outside water and electric supply.

Freehold

Council tax band D

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.

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