

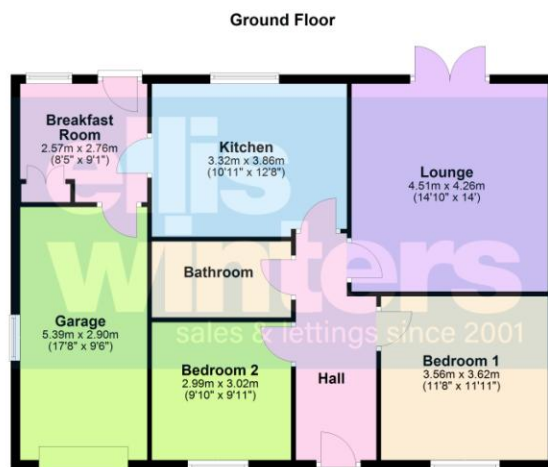
# £240,000

9 Deben Close, March, PE15 8DX



To arrange a viewing call us now on 01354 701000

Located in a popular cul-de-sac and offered with no chain this great bungalow boasts well proportioned rooms and must be viewed to be fully appreciated. Accommodation comprises lounge with double doors to the garden, kitchen with integral appliances, breakfast room, two double bedrooms and four piece bathroom. Outside there is parking, garage and rear garden. EPC TBC



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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

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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Hall  
Radiator.

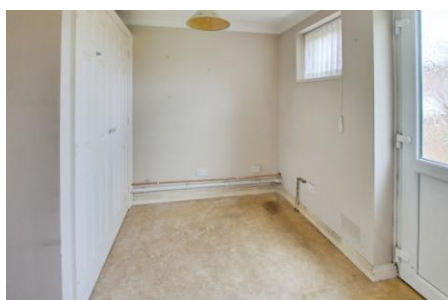
Lounge  
4.51m (14'10") x 4.26m (14')  
Two radiators, double doors to garden, gas fire.



Kitchen  
3.86m (12'8") x 3.32m (10'11")  
Fitted with wall and base units with two ovens, hob and hood, integral dishwasher, space for fridge/freezer, sink unit with mixer tap, window to rear, radiator.



Breakfast Room  
2.76m (9'1") x 2.57m (8'5")  
Window to rear, double cupboard housing gas fired boiler, door to garden.



Bedroom 1  
3.62m (11'11") x 3.56m (11'8")  
Window to front, radiator.

Bedroom 2  
3.02m (9'11") x 2.99m (9'10")  
Window to front, radiator.

Bathroom  
Fully tiled and fitted with a four piece suite comprising bath, separate shower cubicle, vanity wash hand basin and WC, heated towel rail.

Outside  
There is a parking to the front of the property and garage 5.39m (17'8") x 2.90m (9'6") with electric roller shutter door. The garage has plumbing for washing machine and access to loft with ladder. A gated side access leads to the rear garden which is laid to patio, artificial grass and shrubbery with two sheds.

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