

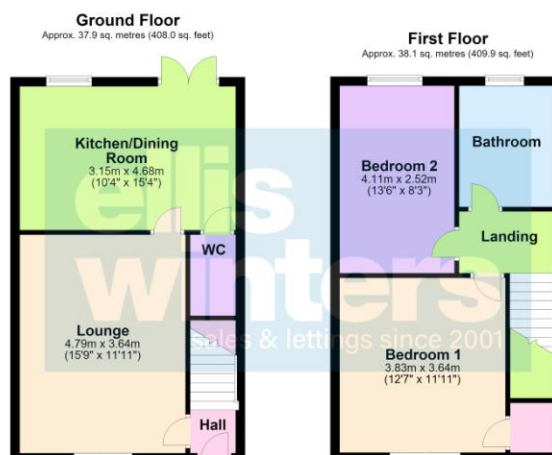
£190,000

36 Peas Hill Road, March, Cambs, PE15 8HE



To arrange a viewing call us now on 01354 701000

Offered in immaculate order within this lovely home has good size rooms and must be viewed to be fully appreciated. Accommodation comprises generous lounge, kitchen/diner with integral appliances, ground floor cloakroom, two double bedrooms and four piece bathroom suite. Outside there is allocated parking and pretty rear garden. EPC C



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Ground Floor

Hall
Radiator, stairs to first floor.

Lounge
4.79m (15'9") x 3.64m (11'11")
Window to front, radiator.

Kitchen/Dining Room
4.68m (15'4") x 3.15m (10'4")
Fitted with wall and base units incorporating double oven, hob, hood, dishwasher, plumbing for washing machine, gas fired boiler, sink unit with mixer tap, tiled flooring, window to rear, radiator, double doors to rear garden.



WC
Fitted with low level WC and wash hand basin, radiator.

First Floor & Landing

Bedroom 1
3.83m (12'7") x 3.64m (11'11")
Window to front, radiator, storage cupboard.



Bedroom 2
4.11m (13'6") x 2.52m (8'3")
Window to rear, radiator, access to loft space with ladder and light.



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

Outside

To one side there is an allocated parking space with a gated side access leading to the rear garden which is laid mainly to patio and lawn with borders to both sides and garden shed.

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 £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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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