

£330,000

8 Birchwood Avenue, March, PE15 9SB



To arrange a viewing call us now on 01354 701000

Located in a popular area and boasting versatile accommodation this home must be viewed to be fully appreciated. Accommodation comprises a generous dual aspect lounge, sociable kitchen/diner with integral appliances, garden room with patio doors opening to the garden, utility and WC plus three double bedrooms with two ensembles. Outside there is ample off road parking, garage/storage plus beautiful west facing garden. EPC D

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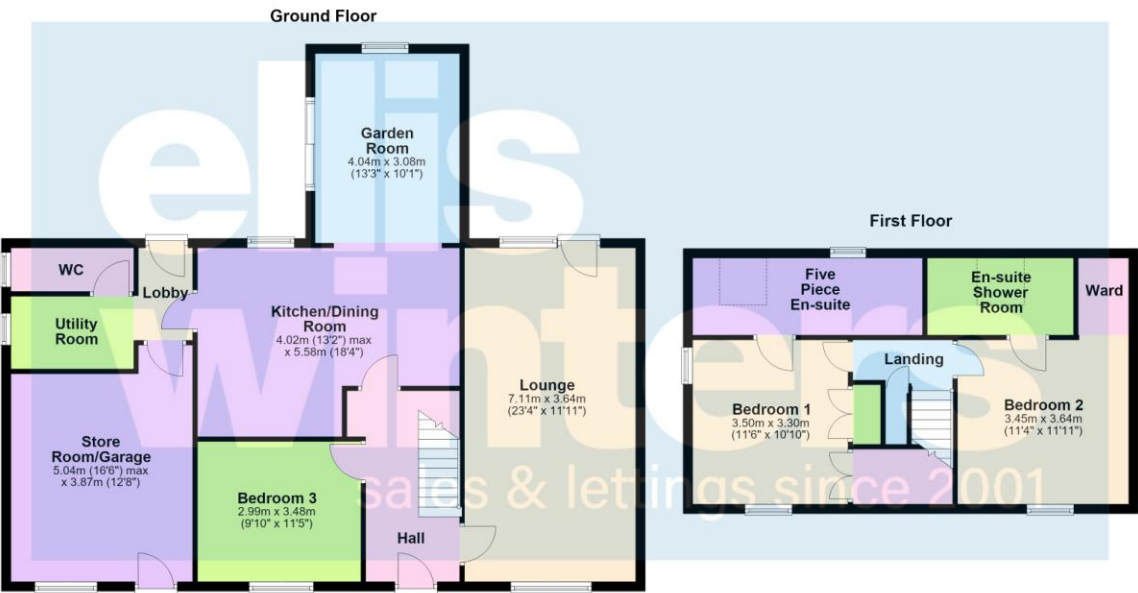
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Ground Floor

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

Lounge
7.11m (23'4") x 3.64m (11'11")
Window to front, door to rear, two radiators, gas fire.

Kitchen/Dining Room
5.58m (18'4") x 4.02m (13'2") max
Wall and base units with integral double oven, hob and hood, space for dishwasher, one and half bowl sink unit with mixer tap, window to rear, heated towel rail, open plan to:

Garden Room
4.04m (13'3") x 3.08m (10'1")
Window to rear, radiator, patio doors to rear garden.

Lobby
Door to garden, radiator.

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

Utility Room
Wall and base units, space for washing machine and tumble drier, sink unit with mixer tap, window to side.

Store Room/Garage
5.04m (16'6") max x 3.87m (12'8")
Formally used as a garage but now with window and door to front, light and power, gas fired boiler, door to utility room.

Bedroom 3
3.48m (11'5") x 2.99m (9'10")
Window to front, radiator.

First Floor & Landing
Double door airing cupboard with hot water tank, access to loft space with ladder, light and boarding.

Bedroom 1
3.50m (11'6") x 3.30m (10'10")
Window to front and side, radiator, walk in double wardrobe, further double wardrobe.

En-suite
Fitted with a five piece suite comprising bath, oversized shower cubicle, double vanity wash hand basin and WC, skylight window, further window to rear, two heated towel rails.

Bedroom 2
3.64m (11'11") x 3.45m (11'4")
Window to front, radiator, double hanging rail with shelving.

En-suite Shower Room
Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin, WC, skylight, heated towel rail.

Outside
To the front of the property there is ample off road parking for multiple vehicles. The west facing rear garden is beautifully presented and laid to a number of areas including patio with raised beds, lawn, mature shrub borders, veg plot area with two sheds and a greenhouse, outside water supply and lighting.

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 £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.

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