

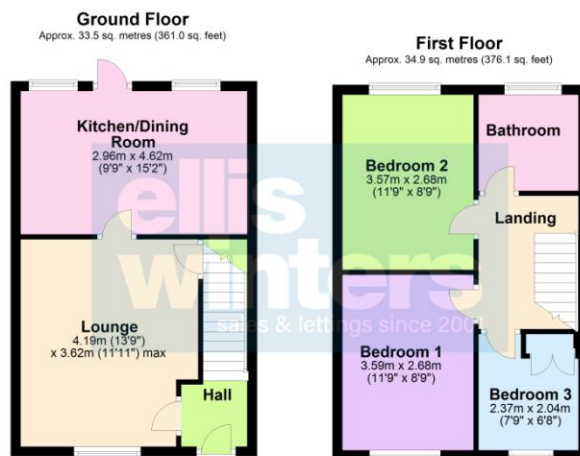
# £215,000

2 Anglers Close, March, PE15 8EA



To arrange a viewing call us now on 01354 701000

Situated in a cul-de-sac this three bedroom home would make a great property for a first time buyer! Accommodation comprises good size lounge, kitchen/diner with oven and hob, three bedrooms and refitted bathroom. Outside there is parking and garage whilst at the rear there is a lovely east facing garden. EPC C



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### Ground Floor

Hall  
Stairs to first floor and landing.



Lounge  
4.19m (13'9") x 3.62m (11'11") max  
Window to front, radiator, under stairs storage cupboard.

Kitchen/Dining Room  
4.62m (15'2") x 2.96m (9'9")  
Fitted with a matching range of wall and base units with block wood worktop over and fitted built-in oven and hob. Sink unit with mixer tap over, plumbing for washing machine, tiled flooring, two windows to rear, radiator, door opening to rear garden.



First Floor and Landing  
Cupboard, access to loft with some boarding.

Bedroom 1  
3.59m (11'9") x 2.68m (8'9")  
Window to front, radiator.



Bedroom 2  
3.57m (11'9") x 2.68m (8'9")  
Window to rear, radiator.

Bedroom 3  
2.37m (7'9") x 2.04m (6'8")  
Window to front, double storage cupboard over stairs, radiator.



Bathroom  
Fitted with three piece suite comprising panelled bath with shower over, vanity wash hand and WC, window to rear.

### Outside

To the front of the property there is a gravelled parking area and at the side there is a driveway leading to a garage 5.7m x 2.8m with up and over door, light and power, gas fired boiler. A gated side access leads to the rear garden which is fully enclosed and laid mainly to patio and lawn with some shrubs and outside water supply.

EPC D  
Council Tax Band B

### 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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ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

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