

# £170,000

38 St. Peters Road, March, PE15 9NA



**To arrange a viewing call us now on 01354 701000**

Offered with no chain this lovely home is located close to local amenities and is larger than it looks! Accommodation comprises lounge with box bay window, separate dining room which is open plan to kitchen with oven and hob, bathroom and three good size bedrooms. Outside there is a low maintenance rear garden. EPC D



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#### Ground Floor

##### Lounge

3.62m (11'11") x 3.36m (11')  
Box bay window to front, ornamental fireplace, radiator.

##### Lobby

Stairs to first floor and landing.

##### Dining Room

3.62m (11'11") x 3.60m (11'10")  
Window to rear, ornamental fireplace, radiator, cupboard.

##### Kitchen

3.44m (11'3") x 2.42m (7'11")  
Wall and base units with oven, hob and hood, sink unit with mixer tap, space for washing machine, window and door to side.

##### Bathroom

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

#### First Floor & Landing

##### Bedroom 1

3.62m (11'11") x 3.41m (11'2")  
Box bay window to front, ornamental fireplace, radiator, storage cupboard.

##### Bedroom 2

3.60m (11'10") x 2.44m (8')  
Window to rear, radiator, storage cupboard.

##### Bedroom 3

3.54m (11'7") x 2.42m (7'11")  
Window to rear, cupboard housing gas fired boiler and hot water tank, radiator.

##### Outside

The rear garden is laid to patio, gravel and raised decking with flower and shrub borders.

##### 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.

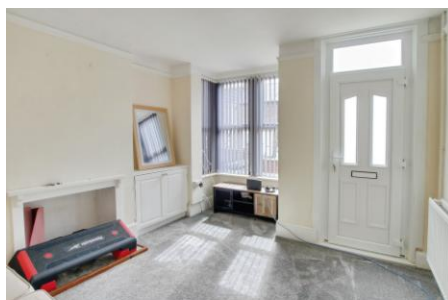
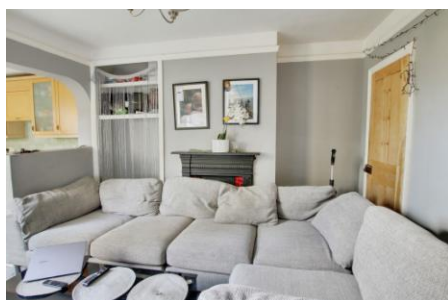
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

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.

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