£230,000

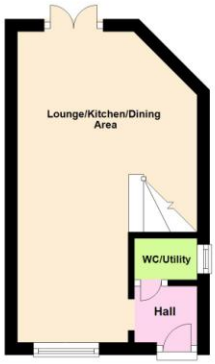
25 Acacia Grove, March, PE15 8HY



To arrange a viewing call us now on 01354 701000

Calling out for a first time buyer! This detached house offers modern living comprising a open plan lounge/kitchen/dining area, downstairs cloakroom, two double bedrooms, family bathroom, generous rear garden and multiple vehicle parking! No onward chain! EPC C

Ground Floor



First Floor



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Hall
Laminate flooring, radiator, electric fuse box.

Cloakroom
Low-level WC, hand wash basin, wall mounted gas boiler, window to side, tiled flooring, partly tiled walls, fitted worktop area, electric fuse box.

Kitchen/Dining/Lounge Area
7.85m (25'9") x max 4.18m (13'8")
Window to front, wall and base cupboards, oven, hob and extractor hood 1 1/2 bowl sink, fitted breakfast bar, open aspect to lounge/dining room area, two radiators. French doors out to rear garden, open staircase which leads up to the 1st floor.

First Floor

Landing
Window to side, loft access, radiator, doors to all rooms.

Bedroom 1
4.15m (13'7") max 3.64m (11'11") Two window to the front and a radiator.

Bedroom 2
4.05m (13'3") x max 3.02m (9'10") Window to rear and a radiator.

Bathroom
Fitted with a three piece suite comprising of a low level WC, wash hand basin, paneled bath, partly tiled walls, vinyl flooring, window to rear and heated towel rail.

Front of the property has a blocked paved driveway providing multiple vehicle parking and then a side gate leads to the rear garden.

Freehold
EPC - C
Council Tax - 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.

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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