



£265,000

18 Church Street, March, PE15 9PY



To arrange a viewing call us now on 01354 701000

Boasting a huge amount of accommodation and potential this detached home is located in a prime position and is offered with no chain. Features include lounge opening to dining room, breakfast room, large kitchen plus utility and ground floor cloakroom. To the first floor there is a large landing, three bedrooms and shower room. Outside there is parking, oversized garage and south facing garden. EPC D

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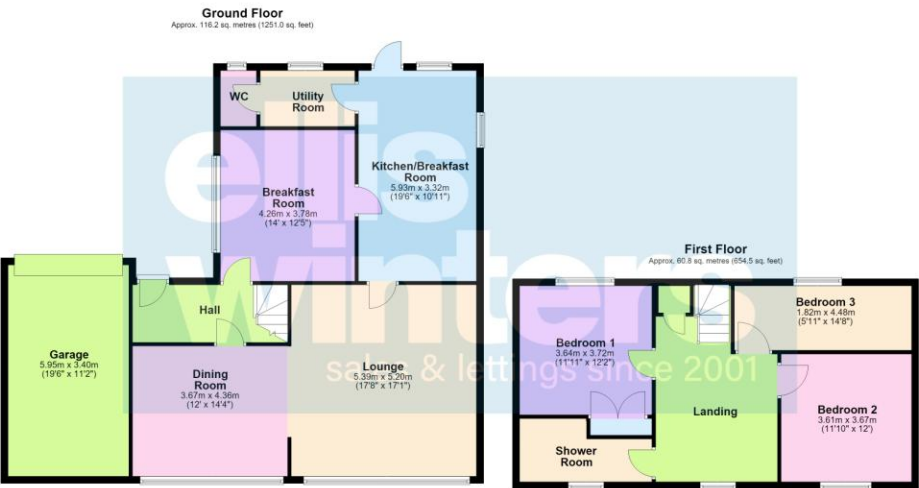
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Ground Floor

Hall
Radiator, stairs to first floor and landing.

Lounge
5.39m (17'8") x 5.20m (17'1")
Window to front, radiator, archway to:

Dining Room
4.36m (14'4") x 3.67m (12')
Window to front, radiator.

Breakfast Room
4.26m (14') x 3.78m (12'5")
Window to side, radiator, ornamental fireplace.

Kitchen/Breakfast Room
5.93m (19'6") x 3.32m (10'11")
Fitted with wall and base units with central island, integral oven, hob and hood, sink unit with mixer tap, window to side and rear, radiator.

Utility Room
Sink unit with mixer tap, space for washing machine and tumble drier, window to rear, radiator.

WC
Fitted with WC, window to rear.

First Floor & Landing
Window to front, airing cupboard, access to loft with ladder and boarding.

Bedroom 1
3.72m (12'2") x 3.64m (11'11")
Window to rear, double wardrobe and radiator.

Bedroom 2
3.67m (12') x 3.61m (11'10")
Window to front, radiator.

Bedroom 3
4.48m (14'8") x 1.82m (5'11")
Window to rear, radiator.

Show er Room
Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to front, radiator.

Outside
There is off road parking leading to the Garage 5.95m (19'6") x 3.40m (11'2") with wooden doors and fitted with light and power, gas fired boiler and water. The south facing rear garden is laid to patio with flowers and shrubs with shed.

Freehold
Council tax band 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.

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