



Elwyn Road, March, PE15 9DB

Town Location - Mid-Terraced House - 3 Bedrooms - Kitchen - Lounge & Dining Room - Bathroom & Separate WC - Rear Garden - Available Mid - April - Deposit £1,038.46 - Council Tax Band A - Call To View - (01354) 696700

**£900 pcm**



#### Ground Floor

##### Lounge

3.54m (11'6") x 3.31m (10'8")  
Double glazed window to front, ornamental fire and radiator.

##### Dining Room

3.54m (11'6") x 3.33m (10'9")  
Double glazed window to rear, ornamental fire, under stairs cupboard and radiator.

##### Kitchen

2.59m (8'4") x 2.30m (7'5")  
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, built-in double, built-in gas hob, double glazed window to side, radiator and tiled flooring.

##### Lobby

Door to rear of the property.

##### Bathroom

Fitted with two-piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, double glazed window to side, built in storage cupboard, tiled flooring.

##### WC

Fitted with low-level WC, tiled splashback, tiled flooring, radiator and window to side.

##### First Floor

##### Bedroom 1

3.54m (11'6") x 3.32m (10'8")  
Double glazed window to front, built in storage cupboard and radiator.

##### Bedroom 2

3.31m (10'8") x 2.43m (7'9")  
Double glazed window to rear and radiator.

##### Bedroom 3

2.58m (8'4") x 2.36m (7'7")  
Double glazed window to side and radiator.

##### Outside

The property offers an rear garden which is laid to lawn, hard standing areas as well as slate gravel area as well as a timber built shed.  
(please note that the summer playhouse will not be included)

##### EPC- C

##### COUNCIL TAX - A



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Call to arrange a viewing 01354 696700

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