



## 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



Call to arrange a viewing **01354 696700**

**T Payne & Co**  
SALES & LETTINGS



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.