

# £255,000

101 Estover Road, March, PE15 8SF



To arrange a viewing call us now on 01354 701000

Boasting field views to the front and a south facing garden at the rear this home is all about the location! Accommodation comprises lounge opening to dining room, further room opening to the garden, kitchen opening to utility space, three bedrooms and four piece bathroom. A private driveway leads to the parking at the bottom of the garden. EPC C



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**Bedroom 3**  
2.38m (7'10") x 1.72m (5'8")  
Window to front, radiator.

**Bathroom**  
Fully tiled and fitted with a four piece suite comprising shower cubicle, bath, wash hand basin and WC, window to rear, heated towel rail.

**Outside**  
The generous, south facing rear garden is laid mainly to grass with patio boasting a water supply and electric. A private driveway to the side of the house leads to the parking area at the bottom of the garden.

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 £40 + VAT (£48) per transaction, 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.



**Ground Floor**

**Hall**  
Radiator, stairs to first floor and landing.

**Lounge**  
3.45m (11'4") x 3.43m (11'3")  
Bay window to front, two radiators, archway to:

**Dining Room**  
3.74m (12'3") x 3.52m (11'7")  
Two radiators, understairs cupboard.



**Kitchen**  
2.71m (8'11") x 2.65m (8'8")  
Fitted with wall and base units with integral oven, hob and hood, plumbing for dishwasher, one and half bowl sink unit with mixer tap, window to side, opening to:

**Utility Room**  
Plumbing for washing machine and space for tumble drier, gas fired boiler, window to rear, door to garden.



**Study**  
Double doors to rear garden.

**First Floor & Landing**  
Window to side, storage cupboard, access to loft with ladder and part boarded.



**Bedroom 1**  
3.74m (12'3") x 2.65m (8'8")  
Window to rear, radiator.

**Bedroom 2**  
3.45m (11'4") x 2.65m (8'8")  
Window to front, radiator.

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