

£260,000

Swallow Way, March, Cambridgeshire PE15 9HR



To arrange a viewing call us now on 01354 694900

Situated in a QUIET CUL-DE-SAC, this well-presented three-bedroom DETACHED home offers generous and versatile living space ideal for families. The property features a spacious lounge/diner perfect for both relaxing and entertaining, a good-sized kitchen, and a bright CONSERVATORY overlooking the garden. Upstairs comprises three well-proportioned bedrooms, a family bathroom, and an additional separate WC for added convenience. Further benefits include a single integral GARAGE, off-road parking, and a good-sized private garden, making this an excellent all-round home in a DESIRABLE LOCATION.

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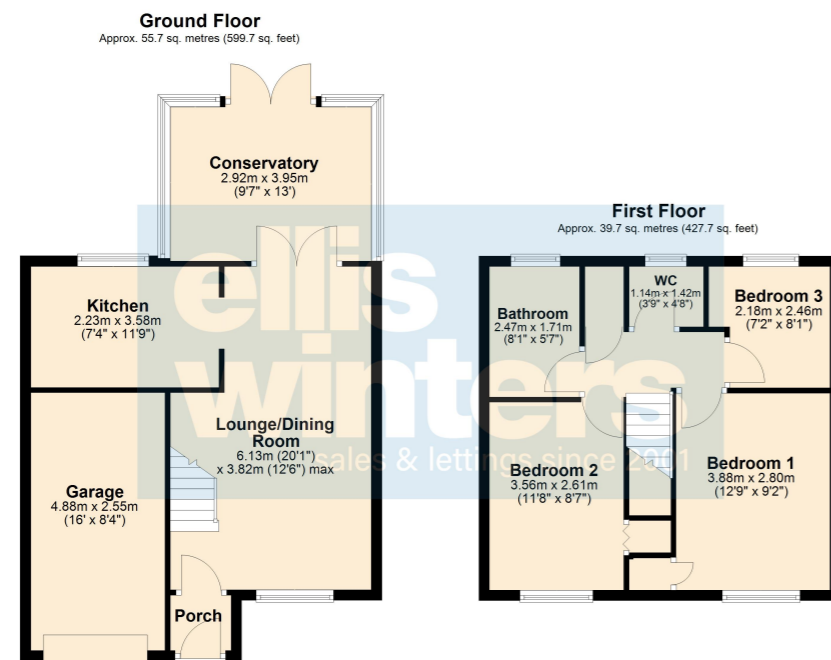
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Total area: approx. 95.5 sq. metres (1027.4 sq. feet)

#### GROUND FLOOR

Lounge/Dining Room  
6.13m (20'1") x 3.82m (12'6") max.  
Window to front, stairs rising to first floor,  
double doors into conservatory.

Kitchen  
3.58m (11'9") x 2.23m (7'4")  
Fitted with a matching range of wall and base  
units housing double electric oven and four  
ring ceramic hob with extractor over,  
plumbing for washing machine and space for  
fridge/freezer, wall mounted gas boiler,  
window to rear.

Conservatory 3  
.95m (13') x 2.92m (9'7")  
Brick and upvc construction, radiator, tiled  
floor and double doors out to garden.

#### FIRST FLOOR

Bedroom 1  
3.88m (12'9") x 2.80m (9'2")  
Window to front, over stairs storage.

Bedroom 2  
3.56m (11'8") x 2.61m (8'7")  
Window to front, over stairs wardrobe.

Bedroom 3  
2.46m (8'1") x 2.18m (7'2")  
Window to rear.

Bathroom  
2.47m (8'1") x 1.71m (5'7")  
Fitted with a panelled bath which has mixer  
tap shower, low level wc and hand wash  
basin. Window to rear.

WC  
1.42m (4'8") x 1.14m (3'9")  
Fitted with a low level wc and hand wash  
basin. Window to rear.

#### OUTSIDE

The front garden is open plan with an area of  
lawn. A gravelled driveway provides off road  
parking and leads to the single garage which  
has standard up and over door.

To the rear, the garden is laid to lawn with  
shrub borders and a well portioned patio.

#### SERVICES

Mains gas, electricity, water and drainage.  
The property has gas fired central heating.

#### Freehold

Fenland District Council tax band C  
Energy rating D

#### 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 plus VAT per transaction  
(£48 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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