

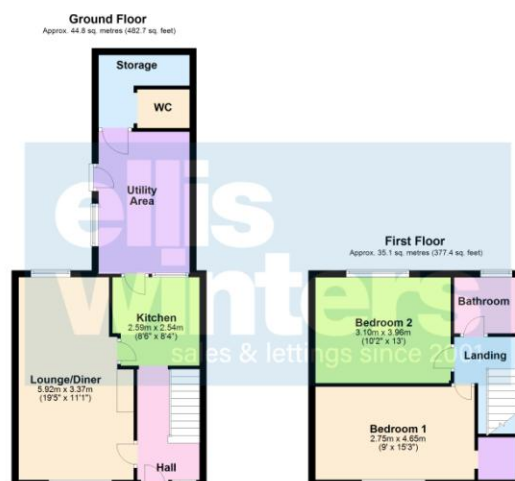
# £190,000

9 Smiths Drive, March, PE15 9HB



To arrange a viewing call us now on 01354 701000

Offered with no chain and boasting ample parking for multiple vehicles plus a lovely private west facing garden this home would be perfect for a first time buyer with accommodation comprising generous lounge/diner, kitchen plus utility room and ground floor cloakroom whilst upstairs there are two double bedrooms and fully tiled bathroom. EPC TBC



# £190,000

9 Smiths Drive, March, PE15 9HB



Offered with no chain and boasting ample parking for multiple vehicles plus a lovely private west facing garden this home would be perfect for a first time buyer with accommodation comprising generous lounge/diner, kitchen plus utility room and ground floor cloakroom whilst upstairs there are two double bedrooms and fully tiled bathroom.

#### Outside

To the front of the property there is ample off road parking for multiple vehicles. The West facing rear garden is laid mainly to lawn with patio area and matures trees and shrubs.

#### Freehold

Council tax band A

#### 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.



#### Ground Floor

##### Hall

Radiator, stairs to first floor.

##### Lounge/Diner

5.92m (19'5") x 3.37m (11'1")

Window to front and rear, fireplace with wooden surround, radiator.

##### Kitchen

2.59m (8'6") x 2.54m (8'4")

Fitted with wall and base units, electric cooker point, sink unit with mixer tap, space for dishwasher, window and door to rear.

##### Utility Area

Wall and base units, space for washing machine and tumble drier, window to side, door to garden.

##### Storage

##### WC

Fitted with WC.

#### First Floor & Landing

Access to loft with some boarding.

##### Bedroom 1

4.65m (15'3") x 2.75m (9')

Window to front, radiator, storage cupboard.

##### Bedroom 2

3.96m (13') x 3.10m (10'2")

Window to rear, radiator.

##### Bathroom 1

Fully tiled and fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to rear.



ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR

Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**ellis winters**  
sales & lettings since 2001

