

£450,000

44 Regent Avenue, March, PE15 8LR



**To arrange a viewing call us now on 01354 701000**

LOCATION, LOCATION, LOCATION! Situated on a very popular road CLOSE TO TOWN & TRAIN STATION this beautiful home is offered with NO CHAIN and boasts retained character features. Accommodation comprises MULTIPLE RECEPTION ROOMS, three/four bedrooms, ENSUITE TO MASTER and four piece bathroom. Outside there is ample parking, garage and a GENEROUS WEST FACING GARDEN with sun room/home office. EPC E

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**Ground Floor**

**Hall**  
 Stain glass window to front, stairs to first floor and landing with storage under, two radiators, display niche.

**Lounge**  
 6.65m (21'10") x 3.93m (12'11")  
 Stain glass window to front, bay with double doors to rear, open fireplace with ornate surround, three radiators.

**Kitchen/Breakfast Room**  
 5.36m (17'7") x 4.08m (13'5")  
 Fitted with wall and base units with breakfast bar, one and half bowl sink unit with mixer tap, range style cooker, integral fridge, radiator, open plan to:

**Garden Room**  
 6.53m (21'5") max x 4.82m (15'10") L Shape room  
 Two radiators, two skylights, double doors to garden, open plan to:

**Office/Study Area**  
 Window to rear, patio doors to side.

**Lean To Utility**  
 Plumbing for washing machine, door to front.

**WC**  
 Fitted with WC and vanity wash hand basin, window to side, radiator.

**Dining Room/Bedroom 4**  
 3.92m (12'10") x 3.91m (12'10")  
 Bay window to front with stain glass openers, fitted double cupboard with display shelving, radiator.

**First Floor & Landing**  
 Stain glass window to front and side, eaves storage, radiator.

**Bedroom 1**  
 4.00m (13'1") x 3.86m (12'8")  
 Bay window to front with stain glass openers, fitted wardrobes to one wall, radiator.

**En-suite**  
 Fully tiled and fitted with a three piece suite comprising oversized shower unit, vanity wash hand basin and WC, radiator.

**Bedroom 2**  
 4.01m (13'2") x 3.81m (12'6")  
 Radiator, door to balcony

**Bedroom 3**  
 3.34m (10'11") x 3.04m (10')  
 Window to rear, fitted double wardrobe, radiator.

**Bathroom**  
 Fitted with a four piece suite comprising double ended bath, oversized shower cubicle, wash hand basin and WC, window to rear, heated towel rail, airing cupboard housing hot water tank and shelving.

**Outside**  
 To the front there is ample off road parking leading to the Garage with personal door at the rear, gas fired boiler. The West facing rear garden is laid to patio and lawn with pond inset, raised decking with under cover area, further storage shed and Sun Room/Home Office fitted with light and power with window to front, and patio doors opening to front and further raised decking.

**Freehold**  
 Council tax band 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 £66.67 plus VAT per transaction (£80 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.

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