

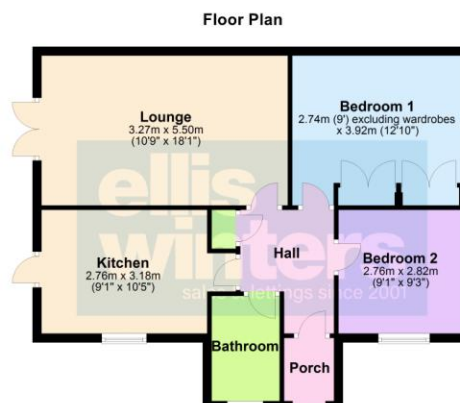
# £240,000

37 Willowherb Close, March, PE15 8SZ



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

Nestled at the end of a cul-de-sac and giving easy access to the train station this detached bungalow is offered with no chain! Features include kitchen with oven and hob, lounge with patio doors to garden, two double bedrooms and bathroom. Outside there is parking and garage whilst at the rear the West facing garden is laid mainly to lawn. EPC C



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#### Hall

Door to storage cupboard, airing cupboard, access to loft, radiator.



#### Kitchen

3.18m (10'5") x 2.76m (9'1")

Fitted with wall and base units, integral oven and hob, gas fired boiler, plumbing for washing machine, window to front, radiator, door to garden.



#### Lounge

5.50m (18'1") x 3.27m (10'9")

Two radiators, double doors to garden.

#### Bedroom 1

3.92m (12'10") x 2.74m (9') excluding wardrobes

Window to side, fitted wardrobes to one wall, radiator.

#### Bedroom 2

2.82m (9'3") x 2.76m (9'1")

Window to front and side, radiator.



#### Bathroom

Fitted with bath with mixer tap shower, wash hand basin and WC, window to front, radiator.

#### Outside

There is parking and garage and west facing garden that is mainly laid to lawn with patio.



#### Freehold

Council tax band B

#### 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.

#### 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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