

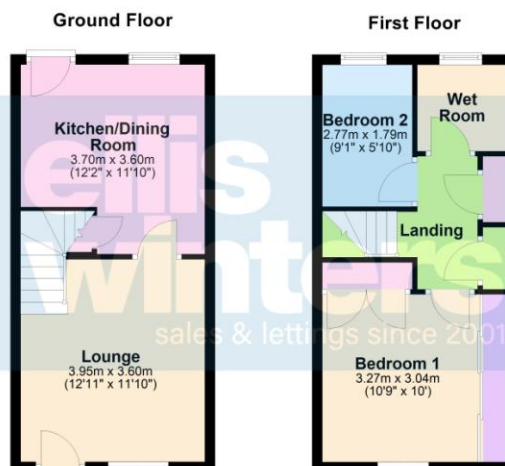
£170,000

73a The Avenue, March, PE15 9PS



To arrange a viewing call us now on 01354 701000

Offered with no chain and boasting a great location close to local amenities this home is ideal for a first time buyer or investor. Accommodation comprises good size lounge, kitchen/diner opening into the rear garden, two bedrooms and refitted wet room to the first floor. Outside there is a west facing garden, garage and off road parking. EPC D



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Ground Floor



Lounge
3.95m (12'11") x 3.60m (11'10")
Window to front, electric heater, stairs to first floor and landing.



Kitchen/Dining Room
3.70m (12'2") x 3.60m (11'10")
Wall and base units, gas cooker point, space for washing machine, sink unit, window to rear, cupboard under the stairs, electric radiator, door to rear.



First Floor & Landing
Storage cupboard, airing cupboard, access to loft.

Bedroom 1
3.27m (10'9") x 3.04m (10')
Window to front, wardrobes to one wall, double cupboard, electric heater.

Bedroom 2
2.77m (9'1") x 1.79m (5'10")
Window to rear, electric heater.



Wet Room
Fully tiled and fitted with a electric shower, vanity wash hand basin and WC, window to rear.

Outside
The west facing rear garden is laid to patio and lawn with shed and gated access to the garage in a block with parking.

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 £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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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