Guide Price

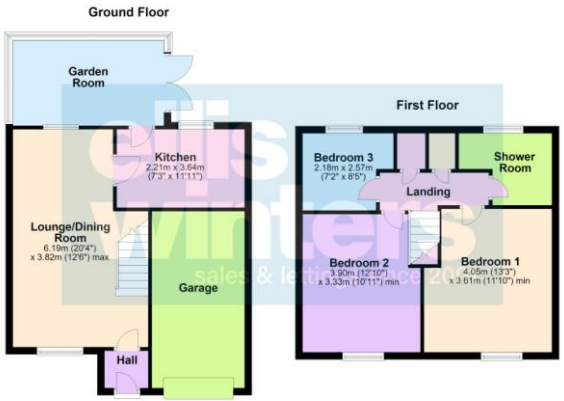
# £220,000 - £230,000

7 Swallow Way, March, PE15 9HR



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

This lovely home is as neat as a new pin and benefits from a good size lounge/diner with gas fired log burner style fireplace, kitchen with oven and hob, garden room, three good size bedrooms and refitted shower room. Outside there is ample parking, garage with electric door and low maintenance, south facing garden. Viewing advised!
EPC C




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Ground Floor

Hall
Door to:

Lounge/Dining Room
6.19m (20'4") x 3.82m (12'6") max
Window to front and rear, gas log burner with surround, two radiators, stairs to first floor and landing.

Kitchen
3.64m (11'11") x 2.21m (7'3")
Wall and base units with integral oven, hob and hood, space for washing machine and dishwasher, sink unit with mixer tap and water softener, gas fired boiler, window to rear, radiator, door to:

Garden Room
Brick and glazed with an all seasons roof, fitted with light and power, radiator, double doors to garden.

First Floor & Landing
Access to loft which has some boarding, storage cupboard and airing cupboard with hot water tank.

Bedroom 1
4.05m (13'3") x 3.61m (11'10") min
Window to front, radiator.

Bedroom 2
3.90m (12'10") x 3.33m (10'11") min
Window to front, radiator.

Bedroom 3
2.57m (8'5") x 2.18m (7'2")
Window to rear, radiator.

Shower Room
Fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

Outside
To the front of the property there is a printed concrete driveway providing off road parking for two cars. This leads to the garage which is fitted with light and power and has an electric roller shutter door along with a water point. A gated side access leads to the south facing garden which is laid to composite decking and artificial grass with greenhouse and shed plus outside water supply.

Freehold
Council tax band B

Agents Notes:
There is external CCTV monitoring and recording system which gives full coverage to the outside of the house.

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.

**ellis winters** 52 High Street, March, Cambridgeshire, PE15 9JR
**Tel**: 01354 701000 **Email**: info@elliswinters.co.uk **ww**.elliswinters.co.uk