

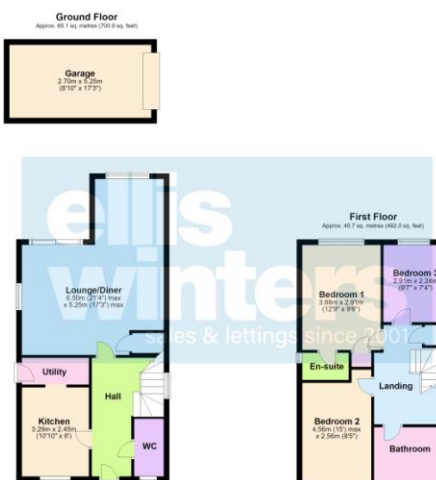
£255,000

25 Campbell Way, March, PE15 8RG



To arrange a viewing call us now on 01354 701000

This great detached home sits on a corner plot and boasts a generous L shaped lounge/diner with patio doors to the garden, kitchen with oven and hob plus utility room and ground floor WC. To the first floor there are three good sized bedrooms with ensuite shower room to the master and family bathroom. Outside there is off road parking and garage with electric door plus walled rear garden. EPC C



ellis winters
sales & lettings since 2001

£255,000

25 Campbell Way, March, PE15 8RG



Ground Floor

Hall

Radiator, stairs to first floor and landing.

WC

Fitted with wash hand basin and WC, window to front, radiator.

Kitchen

3.29m (10'10") x 2.45m (8')

Fitted with wall and base units with integral oven, hob and hood, space for dishwasher, one and half bowl sink unit with mixer tap, window to front, open plan to:



Utility

Fitted with base units, space for washing machine and tumble drier, gas fired boiler, sink unit with mixer tap, door to garden.

Lounge/Diner

6.50m (21'4") max x 5.25m (17'3") max L

Shaped Room

Window to side and rear, storage cupboard, two radiators, patio doors to garden.



First Floor & Landing

Window to side, airing cupboard, access to loft with lighting and some boarding.

Bedroom 1

3.88m (12'9") x 2.91m (9'6")

Window to rear, radiator, wardrobe.



En-suite

Fitted with a three piece suite comprising shower, wash hand basin and WC, window to side, heated towel rail.

Bedroom 2

4.56m (15') max x 2.56m (8'5")

Window to front, radiator.

Bedroom 3

2.91m (9'7") x 2.24m (7'4")

Window to rear, radiator.



Bathroom

Fitted with a three piece suite comprising bath with Aqualisa shower over, vanity wash hand basin and WC, window to front, heated towel rail.

Outside

A driveway at the rear of the property provides ample off road parking leading to the Garage 5.25m (17'3") x 2.70m (8'10") electric roller shutter door and is fitted with light and power and has ladder access to the loft. A gated access leads to the walled rear garden which is laid to patio and lawn with outside water supply and garden shed.

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.

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 www.elliswinters.co.uk