



## Elwyn Court, March, Cambs, PE15 9BZ

Beautifully Presented & Fully Renovated Throughout - Close To Town Location - Mid Terraced House - 3 Bedrooms  
- Newly Fitted Kitchen - Lounge/Diner - Bathroom - Driveway & Garage - A Must See!! - Call To View (01354)  
696700

Offers in excess of  
**£225,000**



#### Ground Floor

Hallway  
Radiator, wooden flooring and internal door leading to the garage.

#### Kitchen

3.18m (10'4") x 2.50m (8'2")  
Fitted with a matching range of base and eye level units with worktop space over, ceramic sink with mixer tap and tiled splashbacks, integrated fridge/freezer and slimline dishwasher, plumbing for washing machine, built-in electric oven, built-in gas hob, double glazed window to front, built in storage cupboard, radiator and wooden flooring.

#### Lounge/Diner

6.16m (20'2") x 3.30m (10'8")  
Double glazed window to rear, radiator, wooden flooring and stairs leading to the first floor.

#### Conservatory

UPVC construction, double glazed windows, fitted carpet and door leading to the garden.

#### First Floor

##### Landing

Built in storage cupboard and fitted carpet.

##### Bedroom 1

4.17m (13'6") x 2.98m (9'7")  
Double glazed window to front, built in wardrobe with sliding doors, radiator and fitted carpet.

##### Bedroom 2

3.02m (9'9") x 4.19m Max (13'7")  
Double glazed window to rear, built in wardrobes with sliding doors, radiator and laminate flooring.

##### Bedroom 3

3.20m (10'4") x 2.01m (6'5")  
Double glazed window to rear, built in wardrobes with sliding doors, radiator and laminate flooring.

#### Bathroom

Fitted with three piece suite comprising P-shaped panelled bath with shower head over, wash hand basin and low-level WC, tiled splashbacks, double glazed window to front, radiator and vinyl flooring.

#### Garage

Connected with power and lighting and up and over door.

#### Outside

To the front of the property there is a gravelled driveway allowing parking for 3-4 vehicles and access to the garage.

The garden comprises of patio lawn with a gravelled seating area to the rear.

EPC Rating: C



Call to arrange a viewing **01354 696700**

**TPayne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

