

£260,000

24 Chestnut Crescent, March, PE15 9TD



To arrange a viewing call us now on 01354 701000

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#### Hall

Radiator, access to loft with light, cupboard with gas fired boiler



#### Lounge

6.52m (21'5") x 3.69m (12'1")  
Two windows to front, two radiators.

#### Kitchen/Dining Room

3.50m (11'6") x 2.92m (9'7")  
Refitted with wall and base units, integral oven, hob and hood, space for washing machine, sink unit with mixer tap, window to rear, door to garden.



#### Bedroom 1

3.41m (11'2") x 3.20m (10'6")  
Window to rear, radiator.

#### Bedroom 2

2.92m (9'7") x 2.72m (8'11")  
Window to side, radiator, double wardrobe/cupboard.



#### Bathroom

Fitted with a four piece suite comprising bath, shower cubicle, vanity wash hand basin and WC, two windows to side, heated towel rail.

#### Outside

To one side a driveway provides off road parking leading to the garage 5.5m x 2.72m fitted with light and power and boasting a new roof. The South facing rear garden is laid to patio with the remainder laid with grass seed and outside water supply.



#### Freehold

Council tax band C

It should be noted that the property has had a full renovation with new heating, window and fixtures and fittings.

#### 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 £40 + VAT (£48) per transaction, 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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