

£315,000

12 Hawthorne Grove, March, PE15 8HU



To arrange a viewing call us now on 01354 701000

This beautifully presented home is located within easy reach of the town and the train station and is offered with no chain!

Accommodation comprises good size lounge, kitchen/diner with integral appliances, utility room and WC. To the first floor there are three good size bedrooms with air con plus ensuite to master and family bathroom. Outside there is parking and low maintenance garden. EPC C



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Bedroom 2
3.96m (13') x 3.12m (10'3")
Window to front, individually controlled air conditioning, radiator.

Bedroom 3
3.12m (10'3") x 2.75m (9')
Window to front, cupboard with shelving and hanging rail, individually controlled air conditioning, radiator.

Bathroom
Fitted with a three piece suite comprising bath with mixer tap shower, WC and wash hand basin, window to rear, radiator.

Outside
To the front of the property there is a block weave driveway providing off road parking. A gated side access leads to the garden which has a shed, patio area and artificial grass with outside power and water supply.

Freehold
Council tax band C

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.



Ground Floor

Hall
Radiator, stairs to first floor and landing.

WC
Fitted with WC and vanity wash hand basin, radiator.

Lounge
4.67m (15'4") x 4.04m (13'3")
Window to front, radiator.



Kitchen/Dining Room
4.67m (15'4") x 3.02m (9'11")
Fitted with a range of wall and base units with dresser, one and half bowl sink unit with mixer tap, wine cooler, integral double oven, hob and hood, dishwasher, washing machine, window to rear, radiator, double doors to garden.

Utility Room
Walk-in pantry cupboard with light and power, gas fired boiler, large integral fridge and freezer, window to rear, door to rear.

First Floor & Landing
Window to side, radiator, cupboard.

Bedroom 1
3.71m (12'2") x 3.26m (10'8")
Window to side, two double wardrobes, individually controlled air conditioning, radiator, access to loft with ladder, lighting and boarding.

En-suite
Fitted with shower unit, WC and wash hand basin, window to rear, heated towel rail.



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