# £460,000

18 Shaftesbury Avenue, March, PE15 8SA

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

**Family home of generous proportions both inside and out! Boasting lounge opening to dining room, refitted kitchen/breakfast room, utility room, study, ground floor cloakroom, four double bedrooms with two ensuites and family bathroom. Outside there is ample parking, double garage and a good size east facing garden! EPC C**

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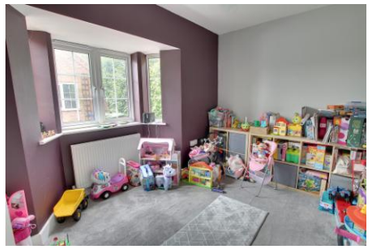

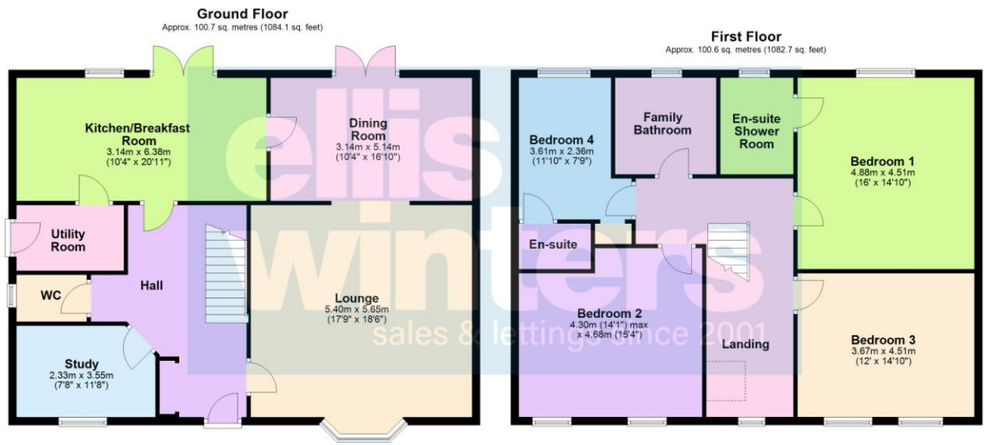


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Ground Floor

Hall
Storage cupboard, radiator, stairs to first floor and landing.

Lounge
5.65m (18'6") x 5.40m (17'9")
Bay window to front, two radiators, open plan to:

Dining Room
5.14m (16'10") x 3.14m (10'4")
Radiator, double doors to garden.

Kitchen/Breakfast Room
6.38m (20'11") x 3.14m (10'4")
Refitted with wall and base units with gas cooker point, space for dishwasher, one and half bowl sink unit with mixer tap, window to rear, radiator, double doors to rear garden.

Utility Room
Wall and base units, sink unit with mixer tap, space for washing machine and tumble drier, gas fired boiler, door to side, radiator.

Study
3.55m (11'8") x 2.33m (7'8")
Window to front, radiator.

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

First Floor and Landing
Window to front, skylight window.

Bedroom 1
4.88m (16') x 4.51m (14'10")
Fitted wardrobes and shelving to one wall, window to rear, radiator, door to:

En-suite Shower Room
Fitted with an oversized shower unit, vanity wash hand basin and WC, window to rear, radiator.

Bedroom 2
4.68m (15'4") x 4.30m (14'1")
Two windows to front, radiator.

Bedroom 3
4.51m (14'10") x 3.67m (12')
Two windows to front, radiator.

Bedroom 4
3.61m (11'10") x 2.36m (7'9")
Window to rear, radiator, cupboard.

En-Suite
Fitted with shower, WC and wash hand basin, radiator.

Family Bathroom
Fitted with bath with rain shower over, vanity wash hand basin and WC, window to rear, radiator.

Outside
An extensive driveway at the front leads to the double garage. A gated side access leads to the east facing rear garden which is laid to patio and lawn with shed and outside water supply.

Freehold
Council tax band E

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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