

£325,000

47 Ellingham Avenue, March, PE15 9TE



To arrange a viewing call us now on 01354 701000

Located in a popular area this lovely family home boasts a generous level of accommodation including a dual aspect lounge, extended kitchen/breakfast room with appliances, separate dining room, ground floor cloakroom, four good size bedrooms and refitted four piece bathroom. Outside there is parking, tandem garage and a good size, West facing garden. EPC D



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Ground Floor

Hall

Radiator, stairs to first floor and landing with cupboard under.

Lounge

6.00m (19'8") x 4.25m (13'11")

Window to front, two radiators, patio door to garden.



Dining Room

3.00m (9'10") x 2.81m (9'3")

Window to front, radiator.

Kitchen/Breakfast Room

5.05m (16'7") x 2.81m (9'3")

Fitted with wall and base units with integral double oven, hob and hood, space for washing machine, dishwasher and tumble drier, one and half bowl sink unit with mixer tap, radiator, window to rear, window to side, door to garden.



WC

Fully tiled and fitted with wash hand basin and WC, window to rear, radiator.

First Floor and Landing

Window to front, radiator, access to loft with ladder and part boarded.



Bedroom 1

4.25m (13'11") x 3.05m (10')

Window to front, radiator, wardrobes to one wall.

Bedroom 2

3.89m (12'9") x 2.81m (9'3")

Window to rear, radiator, airing cupboard.



Bedroom 3

3.30m (10'10") x 2.96m (9'9")

Window to rear, radiator, wardrobes to one wall.

Bedroom 4

2.81m (9'3") x 2.12m (6'11")

Window to front, radiator.

Bathroom

Fitted with a four piece suite comprising double ended bath, separate shower cubicle, wash hand basin and WC, window to rear, radiator.

Outside

There is a front garden with driveway leading to the Tandem Garage which is fitted with light and power with person door at the rear and gas fired boiler. The West facing rear garden has a gated side access and is laid to patio and lawn with flowers and shrubs with garden pond, shed and greenhouse with outside water supply.

Freehold

Council tax band D

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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