

**£250,000**

Fishermans Drive, March, Cambridgeshire PE15 8DA



**To arrange a viewing call us now on 01354 694900**

This perfect family home is a three-bedroom semi-detached property tucked away in a QUIET CUL-DE-SAC with easy access to a range of local amenities. UPDATED throughout by the current sellers, it is ready to move into and enjoy from day one. Inside, the spacious living and dining area provides defined zones and opens via patio doors to the rear garden, creating a bright, sociable space for family life. The kitchen has been refitted and benefits from a side utility room. Upstairs there are three well presented bedrooms and a refurbished bathroom. Externally, there is ample off-road PARKING to the front with room for additional vehicles if required, plus a single GARAGE.

This well-presented home offers comfort, convenience, and room to grow — an ideal choice for a growing family. Viewing is highly recommended.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

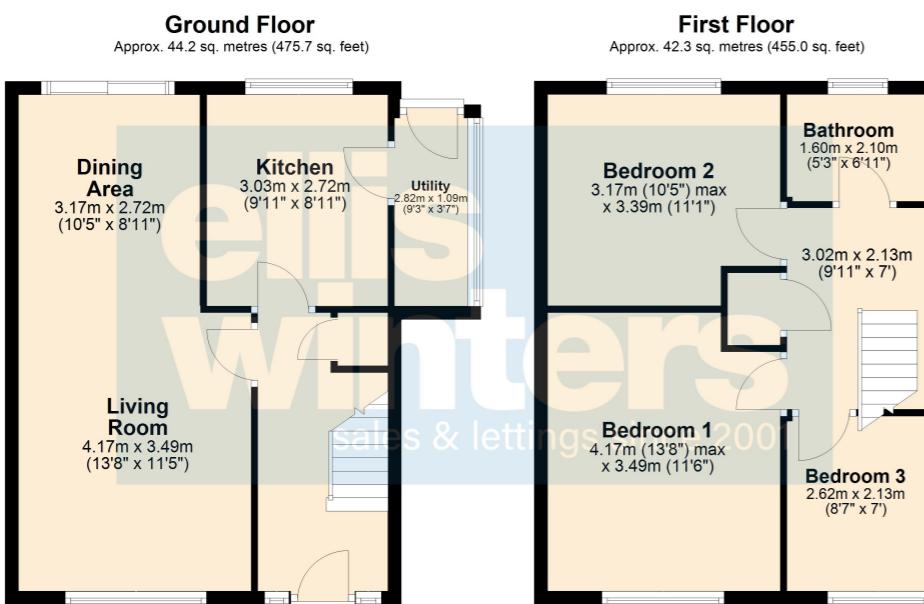
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Total area: approx. 86.5 sq. metres (930.7 sq. feet)

#### GROUND FLOOR

**Living Room**  
4.17m (13'8") x 3.49m (11'5")  
Window to front, open plan to dining area.

**Dining Area**  
3.17m (10'5") x 2.72m (8'11")  
Patio doors out to rear garden.

**Kitchen**  
3.03m (9'11") x 2.72m (8'11")  
Fitted with a contrasting range of wall and base units housing single electric oven and four ring gas hob with extractor over, plumbing for washing machine and integrated dishwasher and bin system, space for fridge/freezer, window to rear.

**Utility**  
2.82m (9'3") x 1.09m (3'7")  
Brick and wooden construction with space for tumble drier and door out to garden.

#### FIRST FLOOR

**Bedroom 1**  
4.17m (13'8") max. x 3.49m (11'6")  
Window to front.

**Bedroom 2**  
3.39m (11'1") x 3.17m (10'5") max.  
Window to rear.

**Bedroom 3**  
2.62m (8'7") x 2.13m (7')  
Window to front.

**Bathroom**  
2.10m (6'11") x 1.60m (5'3")  
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to rear.

**OUTSIDE**  
The front garden is open plan and laid to lawn. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door.

To the rear, the garden has patio area, lawn with borders, defined play area and summerhouse which has power and light.

#### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating. A new boiler was installed in 2024 and is still under warranty.

**Freehold**  
Energy rating C  
Fenland District Council tax band B

#### AGENTS NOTE

Under Section 21 of the Estate Agency Act 1979 we must disclose that the vendor of this property is a relative of a member of staff employed by Ellis Winters.

#### 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 £49 + VAT 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.