

£340,000

3 Birchwood Avenue, March, PE15 9SB



To arrange a viewing call us now on 01354 701000

Located in a popular area and sitting on a corner plot this extended home is waiting for its new family! Accommodation comprises lounge opening to dining room, study/playroom, refitted kitchen with appliance and granite worktops, utility and WC. To the first floor there are four bedrooms, bathroom and shower room. Outside there is ample parking, garage and a great south east facing wrap around garden. EPC TBC

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**ellis winters**  
sales & lettings since 2001



**ellis winters**  
sales & lettings since 2001



£340,000

3 Birchwood Avenue, March, PE15 9SB



Located in a popular area and sitting on a corner plot this extended home is waiting for its new family! Accommodation comprises lounge opening to dining room, study/playroom, refitted kitchen with appliance and granite worktops, utility and WC. To the first floor there are four bedrooms, bathroom and shower room. Outside there is ample parking, garage and a great south east facing wrap around garden.

**Ground Floor**

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

**Lounge**  
4.58m (15') max x 3.96m (13')  
Window to front, fireplace, radiator, archway to:

**Dining Room**  
3.43m (11'3") x 3.18m (10'5")  
Window to rear, radiator.

**Playroom/Office**  
3.79m (12'5") x 3.06m (10')  
Window to front, storage cupboard, radiator.

**Kitchen**  
3.18m (10'5") x 5.02m (16'6")  
Fitted with wall and base units with granite worktops, integral double oven, hob, hood, dishwasher and fridge/freezer, sink unit with mixer tap, window to rear, radiator, open plan to:

**Rear Lobby**  
Storage cupboard, radiator, door to side.

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

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

**First Floor & Landing**  
Window to side, two radiators, access to two loft spaces with ladder and lighting.

**Bedroom 1**  
4.26m (14') x 3.89m (12'9")  
Window to front, radiator.

**Bedroom 2**  
3.45m (11'4") x 3.19m (10'6")  
Window to rear, radiator, double door wardrobe, airing cupboard.

**Bedroom 3**  
3.46m (11'4") x 3.07m (10'1")  
Window to front, radiator.

**Bedroom 4**  
2.73m (8'11") x 2.43m (8')  
Window to front, cupboard, radiator.

**Bathroom**  
Fitted with a three piece suite comprising bath with telephone style mixer taps, wash hand basin and WC, window to rear, radiator.

**Shower Room**  
Fitted with a three piece suite comprising oversized shower cubicle, wash hand basin and WC, window to rear, heated towel rail.

**Outside**  
The front garden is laid mainly to lawn with a block weave hard standing area utilised for parking. A driveway at one side leads to the Garage 5m x 3.14m which is fitted with light and power with personal door to the rear garden. The wrap around garden faces south east and is laid to patio and lawn with mature borders, outside water supply, shed fitted with light and power.

**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 plus 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.

**ellis winters**  
sales & lettings since 2001