

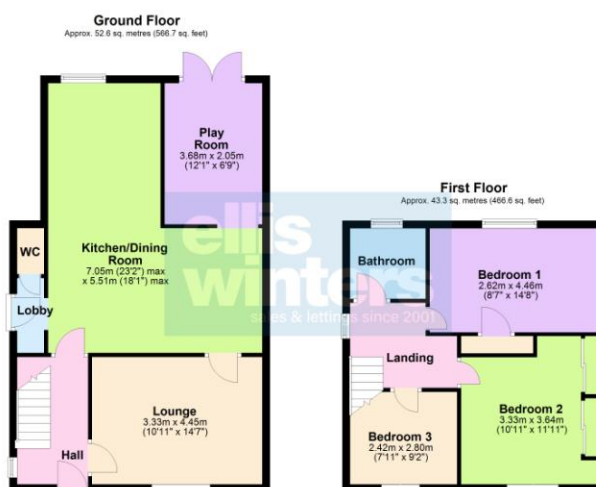
# £260,000

102 Russell Avenue, March, PE15 8EN



To arrange a viewing call us now on 01354 701000

Extended and renovated this lovely home is ideal for the growing family and must be viewed to be fully appreciated. Accommodation comprises lounge with log burner, L shaped kitchen/diner with Quartz worktops and integral appliances, playroom overlooking the garden, ground floor cloakroom, three good size bedrooms and refitted bathroom. Outside there is parking, garage and enclosed rear garden. EPC D



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#### Ground Floor

##### Hall

Window to side, radiator, stairs to first floor and landing.

##### Lounge

4.45m (14'7") x 3.33m (10'11")  
Window to front, radiator, log burner.



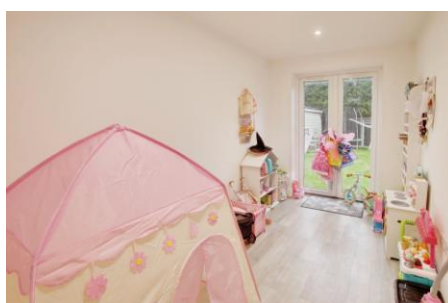
##### Kitchen/Dining Room

L Shaped 7.05m (23'2") max x 5.51m (18'1") max

Fitted with wall and base units with breakfast bar and quartz worktops, integral double Neff hide and slide oven, hob and hood, fridge/freezer, dishwasher, washing machine, one and half bowl sink unit with Kettle hot water tap, bin cupboard, window to rear, radiator.

##### Playroom

3.68m (12'1") x 2.05m (6'9")  
Radiator, double doors to garden.



##### Side Lobby

Door to side, wall and base units.

##### WC

Fitted with WC.

##### First Floor & Landing

Window to side, access to loft.



##### Bedroom 1

4.46m (14'8") x 2.62m (8'7")  
Window to rear, radiator, airing cupboard.

##### Bedroom 2

3.64m (11'11") x 3.33m (10'11")  
Window to front, radiator, fitted wardrobe.

##### Bedroom 3

2.80m (9'2") x 2.42m (7'11")  
Window to front, radiator.

##### Bathroom

Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin, WC, window to rear, heated towel rail.

##### Outside

A driveway provides off road parking with vehicular gated access to a gravelled parking area leading to the garage having up and over door and personal door to side. The private rear garden is laid mainly to lawn.

##### Freehold

Council tax band A

##### 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 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

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