

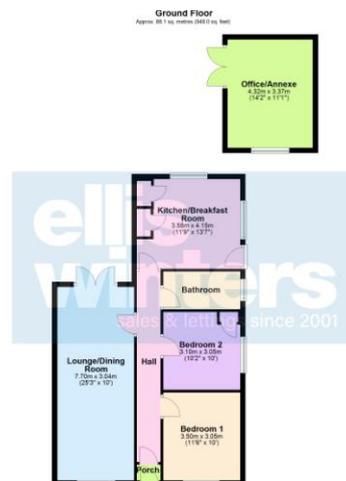
£260,000

41 Estover Road, March, PE15 8SF



To arrange a viewing call us now on 01354 701000

Sitting on a generous plot with easy access to town and train station, this detached bungalow is larger than it looks! Accommodation comprises large lounge/diner with double doors to the garden, dual aspect kitchen with pantry cupboard, two double bedrooms plus four piece bathroom suite. Outside there is ample parking whilst at the rear there is a south facing garden with potential annexe or office! EPC D



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Outside
To the front of the property a driveway provides off road parking leading to a gated side access providing further parking if desired. The generous south facing rear garden is split into numerous sections including patio area with outside water supply with pathway leading to Office/Annexe 4.32m (14'2") x 3.37m (11'1") which is insulated, fitted with light and power with window to front, shelving and double doors to one side. There is then a vegetable patch and finally the lawn with two sheds.

Freehold
Council tax band C

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 (£48 inc VAT), 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.



Porch
Door to:

Hall
Radiator.

Lounge/Dining Room
7.70m (25'3") x 3.04m (10')
Window to front, two radiators, double doors opening to rear garden, polished floorboards.



Kitchen/Breakfast Room
4.15m (13'7") x 3.58m (11'9")
Fitted with wall and base units, electric cooker point, sink unit with mixer tap, space for washing machine, cupboard housing gas fired boiler, pantry cupboard, window to side and rear, two radiators, door to side.

Bedroom 1
3.50m (11'6") x 3.05m (10')
Window to front, radiator, picture rail.



Bedroom 2
3.10m (10'2") x 3.05m (10')
Window to side, wardrobe with cupboard and drawers, radiator.

Bathroom
Fitted with a three piece suite comprising bath, oversized shower cubicle, wash hand basin and WC, window to side, heated towel rail, access to loft with light.



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