

£425,000

147 Gaul Road, March, PE15 9RH



To arrange a viewing call us now on [01354 701000](tel:01354701000)

Offered with no chain this immaculate family home boasts great social space. Accommodation comprises a fabulous kitchen/dining room with central island and integral appliances, cosy lounge, office/playroom, ground floor cloakroom, four double bedrooms with two ensuites plus family bathroom. Outside there is parking, double garage (partitioned for a pool room currently) and enclosed rear garden. EPC B

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk

ellis winters
sales & lettings since 2001



ellis winters
sales & lettings since 2001

£425,000

147 Gaul Road, March, PE15 9RH



Offered with no chain this immaculate family home boasts great social space. Accommodation comprises a fabulous kitchen/dining room with central island and integral appliances, cosy lounge, office/playroom, ground floor cloakroom, four double bedrooms with two en-suites plus family bathroom. Outside there is parking, double garage (partitioned for a pool room currently) and enclosed rear garden.

Ground Floor

Hall
Stairs to first floor and landing, radiator.

WC
Fitted with a two piece suite comprising WC and wash hand basin, radiator.

Lounge
5.10m (16'9") x 3.51m (11'6")
Window to front, radiator.

Home office/Study
4.20m (13'10") x 2.84m (9'4")
Window to front, radiator.

Kitchen/Breakfast/Family Room
8.41m (27'7") max x 5.20m (17'1")
Fitted with a range of wall and base units with central island with oak top and breakfast bar, integral appliances including double oven, hob, hood, dishwasher, fridge/freezer, one and half bowl sink unit with mixer tap and water softener, window to rear and side, two radiators, patio doors to rear garden, tiled flooring.

Utility Room
Gas fired boiler, plumbing for washing machine sink unit with mixer tap, space for tumble drier, door to pool room/garage.

Pool Room/Games Room
5.65m (18'6") x 3.34m (10'11")
Fitted with light and power and personal door to rear garden.

First Floor & Landing
Airing cupboard housing hot water tank, radiator, access to loft space.

Bedroom 1
3.81m (12'6") x 3.56m (11'8")
Window to rear, two double door fitted wardrobes, radiator.

En-suite
Fitted with a three piece suite comprising oversized shower cubicle, wash hand basin and WC, window to rear, radiator.

Bedroom 2
3.74m (12'3") x 3.13m (10'3")
Window to front, radiator, triple fitted wardrobe.

En-suite
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to side, radiator.

Bedroom 3
3.85m (12'7") max x 3.13m (10'3")
Window to front, radiator.

Bedroom 4
3.22m (10'7") x 3.06m (10'1")
Window to rear, radiator.

Family Bathroom
Fitted with a three piece suite comprising bath with shower over, wash hand basin, WC, window to side, radiator.

Outside
The front garden is laid to flowers and path to front door. At one side a block weave driveway leads to the Double Garage/Store 5.65m (18'6") x 1.69m (5'6") with two electric roller shutter doors fitted with light and power. The rear garden is laid to patio and lawn with shrubs inset and garden shed.

It should be noted that there is a management fee of £140 per annum.

Freehold
Council tax band E

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.

ellis winters
sales & lettings since 2001