

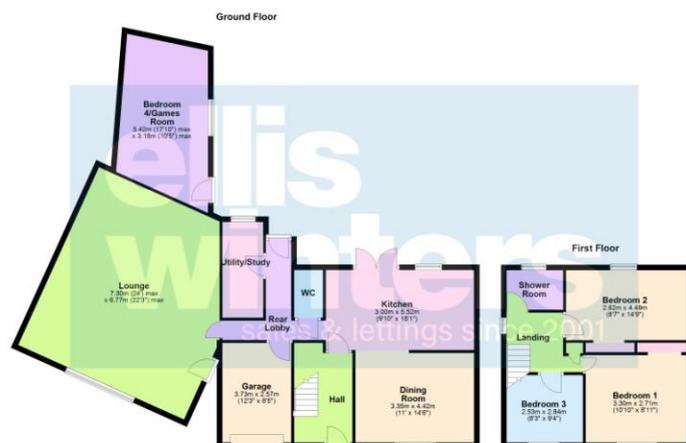
£300,000

2 Peyton Avenue, March, PE15 8ER



To arrange a viewing call us now on 01354 701000

Extended home with versatile accommodation! This generous home is offered in lovely condition and boasts a refitted kitchen with quartz tops and integral appliances, dining/family room, generous lounge extension, utility room and WC, three first floor bedrooms and shower room plus a further room downstairs utilised as a 4th bedroom. Outside there is parking, garage and enclosed rear garden. EPC D

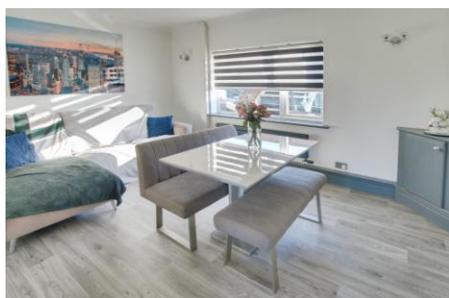


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Ground Floor

Hall

Radiator, stairs to first floor and landing.

Lounge

7.30m (24') max x 6.77m (22'3") max
Window to front, three radiators.



Kitchen

5.52m (18'1") x 3.00m (9'10")

Fitted with wall and base units with quartz tops, integral oven, hob, hood, microwave oven, dishwasher, bin drawer, fridge and freezer, one and half bowl sink unit, window to rear, radiator, double doors to garden.

Dining Room

4.42m (14'6") x 3.35m (11')
Window to front, radiator.

Utility/Study

Space for washing machine and tumble drier, window to rear, radiator.



WC

Fitted with WC, wash hand basin and gas fired boiler.

First Floor & Landing

Access to loft with ladder, light and some boarding, window to side, cupboard.



Bedroom 1

3.30m (10'10") x 2.71m (8'11")
Window to front, radiator.

Bedroom 2

4.49m (14'9") x 2.62m (8'7")
Window to rear, radiator.

Bedroom 3

2.84m (9'4") x 2.53m (8'3")

Window to front, radiator.

Shower Room

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

Outside

There is ample parking to the front of the home leading to the Garage 3.73m (12'3") x 2.57m (8'5") fitted with light and power and personal door to lobby. The rear garden is laid to patio and lawn with raised beds, summerhouse and outside power, Bedroom 4/Games Room 5.42m (17'10") max x 3.18m (10'5") max fitted with light and power with window to side.

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 £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.

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