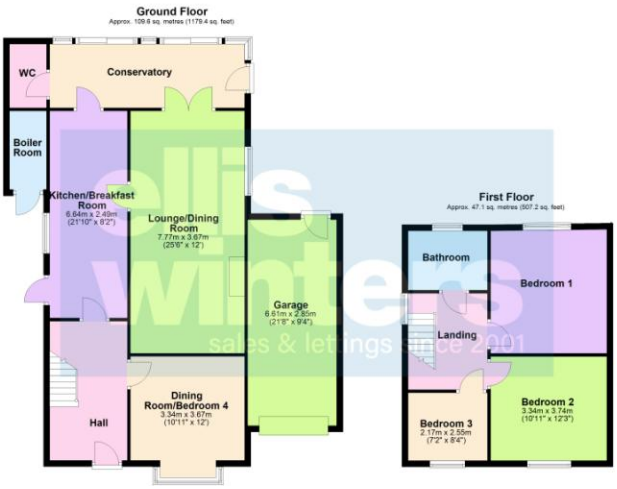
£365,000

15 Westwood Avenue, March, PE15 8AX

To arrange a viewing call us now on 01354 701000

Located in a very popular area close to town this detached family home offers versatile accommodation within comprising a generous lounge/diner, second reception/bedroom four, extended kitchen, conservatory, ground floor cloakroom, three further bedrooms and refitted four piece bathroom. Outside there is parking, oversized garage and large east facing garden. EPC TBC



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Ground Floor

Hall
Radiator, stairs to first floor and landing with cupboard under.

Dining Room/Bedroom 4
3.67m (12') x 3.34m (10'11")
Box bay window to front, radiator

Lounge/Dining Room
7.77m (25'6") x 3.67m (12')
Window to side, fireplace, radiator, double doors to rear.

Kitchen/Breakfast Room
6.64m (21'10") x 2.49m (8'2")
Fitted with wall and base units, gas cooker point, one and half bowl sink unit with mixer tap, space for washing machine, window to side, radiator, door to side.

Conservatory
Brick and glazed, two patio doors, door to side.

WC
Fitted with WC and wash hand basin, radiator, window to rear.

First Floor & Landing
Window to side.

Bedroom 1
3.98m (13'1") x 3.66m (12')
Window to rear, radiator, air conditioning.

Bedroom 2
3.74m (12'3") x 3.34m (10'11")
Window to front, radiator, air conditioning.

Bedroom 3
2.55m (8'4") x 2.17m (7'2")
Window to front, radiator.

Bathroom
Fitted with a four piece suite comprising bath, shower, vanity wash hand basin, WC, Bluetooth mirror, window to rear, heated towel rail.

Outside
There is off road parking at the front and side of the house leading to the garage which is fitted with light and power 6.61m (21'8") x 2.85m (9'4"). To the other side there is a brick built boiler room, housing gas fired boiler. The generous, east facing rear garden is laid to patio and lawn with pond and shed.

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 (£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 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 **Email**: info@elliswinters.co.uk **ww**.elliswinters.co.uk

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