Guide Price

£270,000 - £280,000

9 Brewin Avenue, March, PE15 9SL



To arrange a viewing call us now on 01354 701000

Guide Price £270,000 - £280,000! Situated in a popular cul-de-sac and offered in immaculate order throughout this extended family home has an abundance of space and light. Accommodation comprises generous lounge/diner with log burner, kitchen with range style cooker, full tiled ground for shower room, four good size bedrooms and refitted first floor bathroom. Outside there is ample parking and pretty garden. EPC C

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Ground Floor

Hall
Two cupboards, radiator, stairs to first floor and landing.

Lounge/Dining Room
7.12m (23'4") x 3.45m (11'4")
Window to front, log burner, two radiators, patio doors to garden.

Kitchen
4.22m (13'10") x 2.97m (9'9")
Fitted with wall and base units with range style cooker, space for washing machine and tumble drier, sink unit with mixer tap, two windows to rear, radiator, door to garden.

Shower Room
Fully tiled and fitted with a three piece suite comprising oversized shower cubicle, vanity wash hand basin and WC, window to front, heated towel rail.

First Floor & Landing
Access to loft, cupboard housing gas fired boiler, airing cupboard housing hot water tank.

Bedroom 1
4.18m (13'9") x 2.57m (8'5") min to wardrobe fronts
Window to front, fitted wardrobes to one wall, radiator, double cupboard.

Bedroom 2
4.48m (14'8") x 2.36m (7'9")
Window to front, radiator.

Bedroom 2
3.29m (10'10") x 2.82m (9'3")
Window to rear, radiator, double cupboard.

Bedroom 4
2.27m (7'5") x 2.17m (7'1")
Window to front, radiator.

Bathroom
Fully tiled and refitted with a three piece suite comprising bath with shower over, wash hand basin and WC, two windows to rear, heated towel rail.

Outside
To the front of the property there is ample parking for multiple vehicles. The rear garden faces south east and is laid to patio and lawn with shed, pergola and outside water supply. To the side of the house there is access front and rear with the remained used as storage.

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 £66.67 plus VAT per transaction (£80 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.

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