

£155,000

145 Elwyn Road, March, PE15 9DB



To arrange a viewing call us now on 01354 701000

Located close to town and local amenities this fabulous home has so much potential and is offered with no chain. Accommodation comprises lounge with separate dining room, kitchen and rear lobby plus bathroom. To the first floor there are three good size bedrooms. Outside there is a little front garden that subject to the necessary permissions could facilitate off road parking with a pretty garden at the rear. EPC F



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Ground Floor

Lounge 3.56m (11'8") x 3.34m (11')
Window to front, radiator, door to:

Hall
Stairs to first floor.

Dining Room
3.56m (11'8") x 3.33m (10'11")
Window to rear, fireplace, radiator, storage cupboard.

Kitchen
2.55m (8'4") x 2.23m (7'4")
Wall and base units, electric cooker point, sink unit, space for washing machine and slimline dishwasher, window to side, radiator.

Lobby
Door to garden, space for tumble drier and fridge/freezer.



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

First Floor

Bedroom 1
3.56m (11'8") x 3.37m (11')
Window to front, fireplace, radiator, storage cupboard.

Bedroom 2
3.56m (11'8") x 3.33m (10'11")
Window to rear, double cupboard housing gas fired boiler, radiator, door to:

Bedroom 3
2.58m (8'5") x 2.23m (7'4")
Window to side, radiator.



Outside

There is a small front garden that subject to the necessary permission could be facilitated as off road parking. The rear garden is laid to artificial grass with a further lawn towards the bottom of the plot with garden shed.



It should be noted that the boiler was replaced in 2022 and there is further loft insulation in the loft but that needs to be rolled out - both of these are after the EPC was calculated.

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 £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.

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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