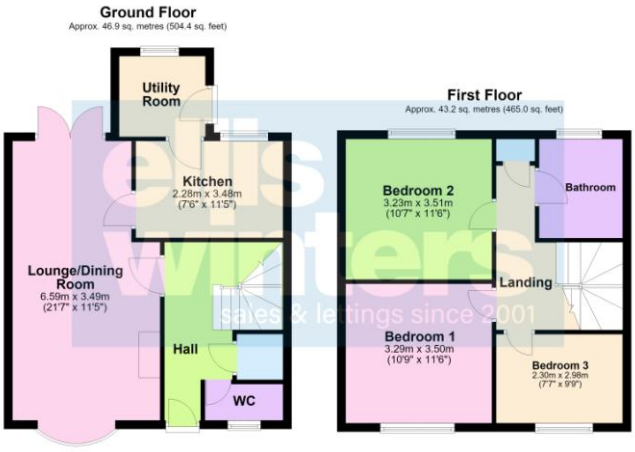
# £190,000

24 Smiths Drive, March, PE15 9HB



## To arrange a viewing call us now on 01354 701000

Offered with no chain and located close to local amenities this family home has lots of potential but also offers a good level of space within! Accommodation comprises generous lounge/diner with double doors opening to the garden, kitchen plus utility room, ground floor cloakroom, three good size bedrooms and first floor bathroom. Outside there is potential off road parking subject to the necessary permissions and a fully enclosed garden overlooking fields to the rear. EPC C




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Ground Floor

Hall
Stairs to first floor with storage under, generous storage cupboard, radiator.

Lounge/Dining Room
6.59m (21'7") x 3.49m (11'5")
Bow window to front, electric fireplace, two radiators, double doors to rear garden.

Kitchen
3.48m (11'5") x 2.28m (7'6")
Wall and base units with gas fired boiler, gas cooker point, sink unit with mixer tap, window to rear.

Utility Room
Space for washing machine and tumble drier, window to rear, door to garden.

WC
Fully tiled and fitted with a WC, window to front, radiator.

First Floor & Landing
Cupboard, access to loft.

Bedroom 1
3.50m (11'6") x 3.29m (10'9")
Window to front, radiator.

Bedroom 2
3.51m (11'6") x 3.23m (10'7")
Window to rear, radiator.

Bedroom 3
2.98m (9'9") x 2.30m (7'7")
Window to front, radiator.

Bathroom
Fully tiled and fitted with a three piece suite comprising corner bath with electric shower over, vanity wash hand basin and WC, window to rear, radiator.

Outside
The front garden could be transformed into off road parking subject to the necessary consent from Fenland District Council. A gated side access leads to the rear of the property which is laid to patio and lawn with tress and shrubs, shed and outside water supply.

Freehold
Council tax band B

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.
Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

**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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