

# £190,000

96 Camargue Drive, March, PE15 9PF



To arrange a viewing call us now on 01354 701000

Located in a popular area south of the town this modern end terraced home is ideal for a first time buyer and boasts a good size lounge/diner with box bay window and patio doors to the garden, kitchen with oven and hob, two bedrooms and refitted bathroom. Outside there is a private garden south east facing garden, parking to the side and garage in a block. EPC C



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#### Ground Floor



#### Porch

Window to side, radiator, tiled flooring.

#### Lounge/Dining Room

6.11m (20'1") max x 4.55m (14'11") max  
Box bay window to front, radiator, stairs to first floor and landing, patio doors to rear garden, laminate flooring.

#### Kitchen

2.41m (7'11") x 2.02m (6'8")  
Fitted with wall and base units with integral oven and hob, gas fired combination boiler, plumbing for washing machine, sink unit, window to rear.



#### First Floor & Landing

Storage cupboard, access to loft.

#### Bedroom 1

3.52m (11'6") x 2.97m (9'9")  
Window to front, radiator, fitted wardrobes to one wall and dresser.



#### Bedroom 2

3.04m (10') x 2.06m (6'9")  
Window to rear, radiator.

#### Bathroom

Fully tiled and fitted with a three piece suite comprising bath with mixer tap shower, WC and wash hand basin, tiled flooring, window to rear, radiator.



#### Outside

To the front of the property there is low maintenance gravel whilst to the side there is space for parking. A gated side access leads to the south east facing rear garden which is laid to patio and lawn with garden shed and outside water supply. There is a GARAGE located in a block - last on the right hand 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 £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

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ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR

Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)