

# £170,000

Heron Way, Benwick, March,  
Cambridgeshire PE15 0UA

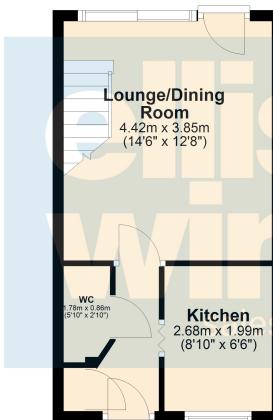


To arrange a viewing call us now on 01354 694900

This beautifully presented, TWO-BEDROOM MID-TERRACE property exudes a delightful cottage feel and is ready for you to simply move in and enjoy. The accommodation boasts a MODERN KITCHEN perfect for culinary adventures, a light and airy living room creating a welcoming atmosphere, and a convenient ground floor CLOAKROOM. Upstairs, you'll find two good-sized bedrooms offering comfortable retreats, and a well-appointed SHOWER ROOM. Outside, a low-maintenance garden awaits at the rear, perfect for relaxing without the fuss, and the convenience of an ALLOCATED PARKING space completes this delightful home. Don't miss your chance to own a slice of cottage charm!

#### Ground Floor

Approx. 27.7 sq. metres (298.7 sq. feet)



#### First Floor

Approx. 26.9 sq. metres (289.3 sq. feet)



Total area: approx. 54.6 sq. metres (588.0 sq. feet)

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## Ground Floor

### Kitchen

2.68m (8'10") x 1.99m (6'6")

Fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for washing machine and space for fridge/freezer, window to front

### Lounge/Dining Room

4.42m (14'6") x 3.85m (12'8")

Stairs rising to first floor, patio doors and separate door leading out to garden

### WC

1.78m (5'10") x 0.86m (2'10")

Fitted with a low level wc and hand wash basin

## First Floor

### Bedroom 1

3.48m (11'5") x 2.89m (9'6")

Two windows to rear, fitted wardrobe and over stairs cupboard

### Bedroom 2

3.38m (11'1") x 1.96m (6'5")

Window to front

### Shower Room

1.87m (6'2") x 1.85m (6'1")

Fitted with a double open end shower cubicle, low level wc and hand wash basin set within vanity unit.

Window to front

## Outside

The front garden is enclosed by hedging and there is one allocated parking space. To the rear the garden has patio area, mature shrubs and plants plus feature gravel. A rear gate provides access round to the front.

Please note all the freestanding garden pots will be removed on completion.

## Services

Mains electricity, water and drainage. The property has electric heating.

There are solar panels which were installed at the property in 2015 on a Government Grant. These are on a lease basis and full details will be provided to solicitors on sale.

## Tenure Freehold

Council Tax Band A

EPC 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 £49 + VAT per transaction, 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 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)