



Nene Parade, March

Guide Price £200,000 - £220,000 **Freehold**

**Sharman
Quinney**

Key Features



- Beautifully Presented 1800 Cottage
- Fully Renovated Throughout
- Private Mooring with Riparian Rights
- Walking Distance to Town Centre, Train Station and Local Schools
- Damp Proof Course with 7 Years Remaining on Warranty

Ground Floor

Kitchen - 2.8m x 1.7m (9' 5" x 5' 9")

Accessed from garden via door to the side, window to side overlooking garden. A range of base and wall units with solid wood work surfaces, butler style sink with mixer taps. Electric hob and eye level oven. Tiled floor. Tiled walls. Spotlights. Under counter appliances.

Bathroom - 1.4m x 3m (4'5" x 9'8")

Window to side, tiled walls and floor, three-piece suite comprising of pedestal wash hand basin with mixer taps, low rise WC, panelled bath with mixer taps and shower head attachment, extractor fan, airing cupboard and access to loft space.

Dining Room - 2.8m x 2.3m (9' 3" x 7' 7")



Window to rear overlooking garden, hard flooring, stairs leading to first floor, storage downstairs and access into lounge.

Lounge - 3.8m x 3.4m (12' 6" x 11' 5")
Window to front, hard flooring, feature fireplace with exposed bricks

First Floor

Bedroom One - 3.7m x 3.5m (12' 5" x 11' 6")
Window to front with views of the river, hard flooring

Bedroom Two - 2.7m x 2.3m (9' 2" x 7' 9")
Window to rear, hard flooring

Outside

Front garden has a public pedestrian walkway with access to the private riverside garden, offering riparian rights. Steps leading down and a small seating area overlooking the River Nene. A side gate gives access to the rear garden which is mostly laid to lawn, a stone pathway leading to the front door, shrubs and bushes bordering, there is a shed, outside tap and outdoor lights.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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