

Creek Fen
March PE15 0BU

£375,000 Freehold



FEATURES:

- EPC Rating D
- Six Bedrooms
- Extensive Plot
- Close to Town Centre
- Detached House
- Workshops
- Open Fields
- Close to Train Station

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A Three Storey Detached Property surrounded by open fields and consisting of Six Bedrooms, Two En-Suites, Bathroom, Reception Rooms, Kitchen/Diner, Conservatory and Workshops.
The main workshop measures (sts) 60ft x 30ft and has 3 phase electricity and water.
The property was extended in 2003 and has all relevant paperwork available.
We are informed that the double glazing has an A1 rating.

The current vendors rent out 5 of the bedrooms individually on shorthold assured tenancy agreements with a 2 week notice period, but the property could easily be refurbished to a fabulous family home.

The house sits on a very generous plot (title plan available in branch) and would be ideal as a base to work from home.

The Entrance Hall has a laminate floor and stairs to the first floor landing.

The Sitting Room has a laminate floor, open fireplace, tv point and double radiator.

The Lounge has a laminate floor, open fireplace, double radiator, tv point and french doors to the Conservatory.

The Conservatory is of brick and upvc construction. There are two double radiators, power and light and french doors to the rear.

The Kitchen/Diner has a laminate floor and is fitted with a matching range of wall and base units incorporating a sink unit and drainer. There is an electric oven with gas hob, plumbing for a washing machine and space for a fridge and freezer. There are glass display units and a floor standing boiler(Kerosene oil). The room has a tv point, two double radiators and space for a table and chairs.

The Cloakroom has a tiled floor, low level wc, pedestal wash hand basin, double radiator and extractor unit.

The first floor landing has a storage cupboard.

The Master Bedroom has a laminate floor and has a matching range of fitted wardrobes and chest of drawers. There is a tv point and double radiator.

The En-Suite has a tiled floor, shower cubicle with mixer shower, pedestal wash hand basin and low level wc. There is a double radiator and extractor unit.

Bedroom has a double radiator and tv point.

Bedroom has a laminate floor, tv and telephone point and double radiator.

Bedroom has a laminate floor and double radiator.

The En-Suite has a shower cubicle with mixer shower unit, pedestal wash hand basin and low level wc. There is a radiator and extractor unit.

The second floor landing has wired smoke alarms, storage cupboard and velux window.

Bedroom has a laminate floor, velux window, double radiator, tv point and eaves storage.

Bedroom has a laminate floor, tv and telephone point, velux window and tv point.

The Shower Room has a tiled floor, low level wc, shower cubicle and pedestal wash hand basin.

The property is located within a short drive of the town centre, local train station, shops and amenities, yet is surrounded by open fields.
There is a huge amount of off road parking to the front side and rear of the home.

To the rear of the house is an enclosed garden which is mainly laid to lawn with luscious fruit trees.

NB: There is a walnut tree which has a preservation order on it.

A great selling feature of the property is the two workshops which are ideal for anyone wishing to set up a business from home.(subject to regulations, if required).

To the side of the home there are further open fields which are laid to lawn.

The open land could lend itself to planning permission should this be an option to potential purchasers. (subject to planning permission being granted).

All in all this fantastic home has a huge amount of possibilities and must be viewed to be appreciated.

GENERAL INFORMATION

Oil, Water, Electric, Private Drainage.

When you make an offer on any property we are required by law to carry out verification checks. As part of this we will need the following identification documents:

Proof of Identification (for example a driving license, passport etc)

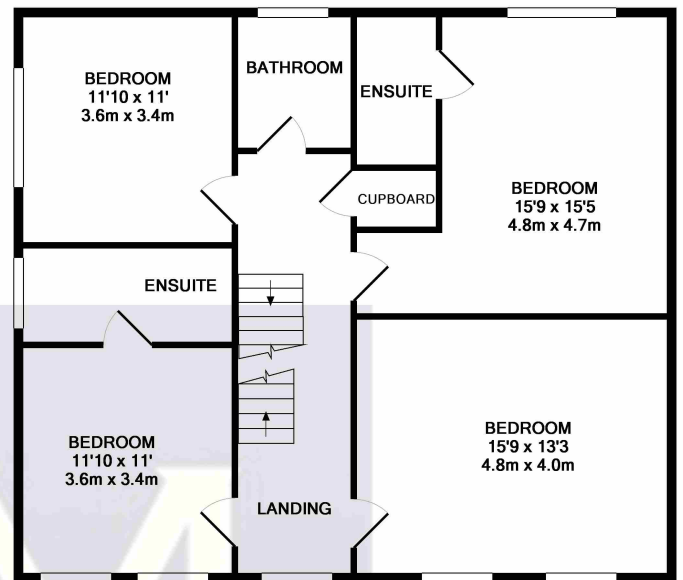
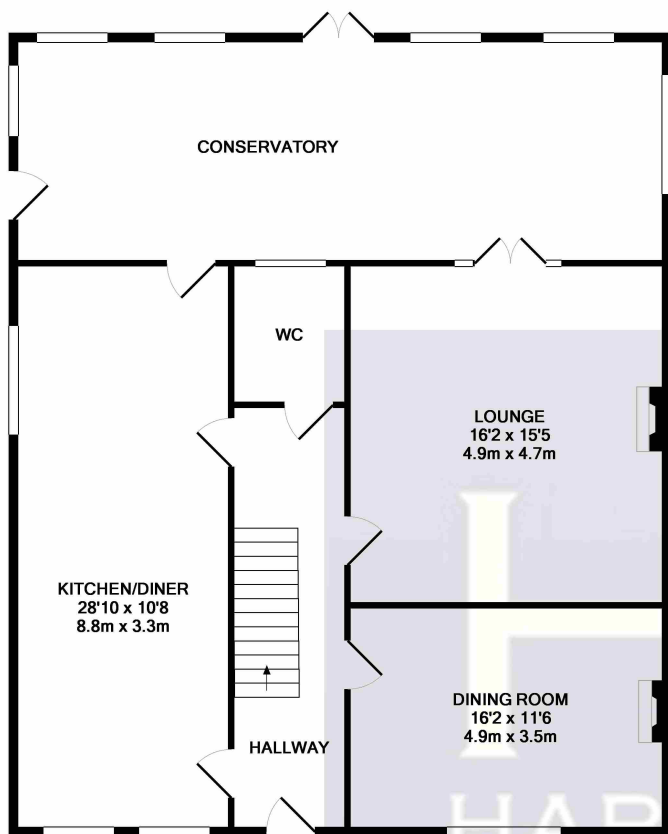
Proof of the address where you live (a recent utility bill, bank statement etc).

Any member of staff will be able to give you further information on acceptable documents.

Details on how you will be funding your purchase will also be required through, for example, an Agreement in Principle (AIP) from a mortgage lender and bank statement as proof of deposit.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008, and subsequent guidance, we are required to inform you of any fee, payment, or other reward or benefit (known as a Referral Fee) which we receive from service providers for recommending their service to you. You are not under any obligation to use the services of any of the recommended providers, though should you decide to use one of the service providers; the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission. The Referral Fees of which you should be aware are as follows: -

- Should you decide to order an EPC with Gateway Panel Management we would expect to receive a referral fee of approximately £45 including VAT per referral.
- Should you decide to use Gateway Panel Management to complete a Property survey we would expect to receive a referral fee of approximately £60 including VAT per referral.
- Should you decide to use Movewithus for Conveyancing Services we would expect to receive a referral fee approximately worth between £269.60 and £279.60 including VAT per referral.
- Should you decide to use IAM Sold Ltd for Property Auction Services we would expect to receive a referral payment of approximately £100 including VAT.

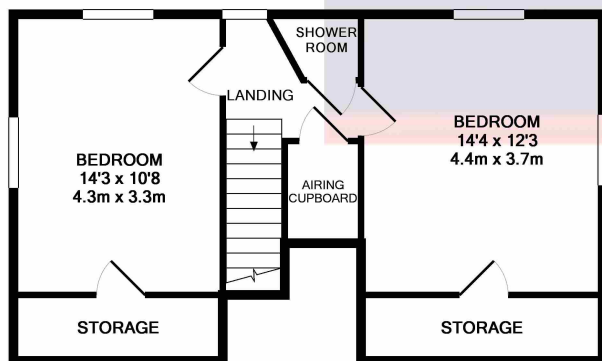


1ST FLOOR
APPROX. FLOOR AREA 951 SQ.FT. (88.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2780 SQ.FT. (258.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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