



Ground floor

First floor

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West End, March, Cambs, PE15 8DE

Truly Unique Property Sitting On Just Under Half An Acre (STMS) - Victorian Cottage With River Views - 3 Bedrooms - Kitchen/Breakfast Room - Lounge/Diner & Garden Room - Shower Room & Bathroom - Rear Garden - Secured Gated Driveway - A Must See!! - Call To View (01354) 696700

£425,000



Description

Located just out of town within a small walk in to the town centre, this truly unique 3 Bedroom Victorian Cottage is a must see! Sitting on slightly under half an acre plot (STMS) and providing a scenic river view to the rear with 280Ft mooring. This property truly is a hidden treasure and would suit anyone that is looking for peace and tranquillity with stunning views.

Ground Floor

Entrance Hall
Tiled flooring, part tiled walls and radiator.

Kitchen/Breakfast Room
3.90m (12'7") x 3.15m (10'3")
Fitted with a matching range of base and eye level units with worktop space over, china sink with stainless steel tap, part tiled walls, plumbing for washing machine and dishwasher, space for fridge/freezer, range cooker with extractor hood over, double glazed window to front and side with fitted shutters, built in under stairs cupboard, tiled flooring and stairs leading to the first floor.

Lounge/Diner

6.86m (22'5") x 3.38m (11")
Multi-fuel burner, laminate herringbone flooring, newly fitted radiator, decorative wood tile wall and two sets of double glazed tri-fold doors leading to;

Garden Room

Half brick construction with UPVC double glazed windows, air source heating/air conditioning unit, laminate herringbone flooring and the ceiling has an underlay which has been fitted under the glass roof.

Bedroom 2

2.88m (9'4") x 2.82m (9'2")
Double glazed window to front with fitted shutters, newly fitted radiator and wooden flooring.

Bathroom

Fitted with three piece suite comprising P-shaped panelled bath, wash hand basin with vanity unit under, WC, part tiled walls, double glazed window to side with fitted venetian blinds, tiled flooring and heated towel rail.

First Floor

Landing/Office Area
4.09m (13'4") x 3.36m (11')
Double glazed window to front with fitted shutters, built in storage cupboards, radiator and laminate herringbone flooring.

Bedroom 1

4.96m (16'2") Max x 3.71m (12'1") max
Double glazed window to rear with fitted shutters, built in wardrobes, radiator and fitted carpet.

En-suite

Fitted with three piece suite comprising round counter top basin, corner shower cubicle with splashback and WC, vinyl tiled splashbacks, double glazed window to side fitted with Vancian blinds, radiator and vinyl tiled flooring.



Bedroom 3
2.78m (9'1") x 2.49m (8'1")

Double glazed window to side and front with fitted shutters, radiator fitted carpet and built in storage cupboards.

Outside

The property boasts an impressive plot size of just under half an acre (STMS). Recently installed electric sliders allow access to a generous sized driveway which is block paved and provide parking for multiple vehicles and access to the garage. The rear of the property is truly impressive

providing scenic river views.

The are many areas of the garden such as patio, lawn and gravelled areas, timber built pergola, greenhouse and water butts there is also a generous sized vegetable patch which is separately sectioned off.

There are multi timber-built sheds three of which are connected with power and lighting, there is also a boat house and tool shed, neither of these have power or electric.

Through the garden are planted fruit trees such as apple, pear, plum, fig and hazelnut as well as many mature trees such as willow, sycamore and maple.

EPC Rating: D



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