

Offers Over

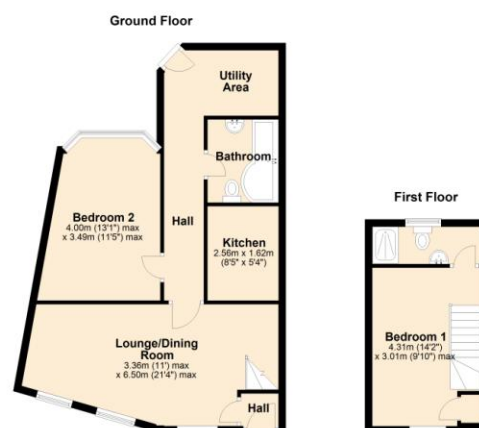
£230,000

43 West End, March, PE15 8DL



To arrange a viewing call us now on 01354 701000

This lovely cottage boasts QUIRKY ACCOMMODATION AND RIVERSIDE GARDEN. and has undergone some recent upgrading including new staircase! The cottage is located close to town and benefits from kitchen, lounge/diner, two bedrooms, ENSUITE SHOWER ROOM and family bathroom. Outside there is a rear courtyard with parking and a RIVERSIDE GARDEN WITH LANDING STAGE. EPC C



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#### Ground Floor

##### Lobby

##### Lounge/Diner

3.36m (11') max x 6.5m (21'4") max  
Three windows to front, two radiators.

##### Kitchen

2.56m (8'5") x 1.62m (5'4")  
Fitted with wall and base units, plate rack,  
integral oven, hob and hood, sink unit with  
mixer tap, space for fridge/freezer.

##### Inner Hall

Wood flooring, cupboard, gas fired boiler.

##### Utility Area

Wall units, plumbing for washing machine,  
space for tumble drier, door to rear, heated  
towel rail.

##### Bathroom

Fitted with a three piece suite comprising  
bath with shower over, WC and wash hand  
basin, heated towel rail.

##### Bedroom 2

4.00m (13'1") max x 3.49m (11'5") max  
Bay window to rear, radiator.

##### First Floor

##### Bedroom 1

4.31m (14'2") x 3.00m (9'10")  
Exposed beams, window to front, storage  
cupboard, radiator, door to:

##### En-Suite

Fitted with shower cubicle, wash hand basin  
and WC, window to rear, heated towel rail,  
exposed beams.

#### Outside

To the front of the property there is a river  
garden on the other side of West End  
walkway which is laid to lawn and decking  
with summerhouse and steps down to  
landing stage which is approx. 7 meters wide.  
A gated side access leads round to the rear  
courtyard with a gated access to the parking  
area with one allocated parking space  
accessed from Whitehorse Gardens.

#### Freehold

Council tax band A

Ellis Winters has not tested any apparatus, equipment fitting  
or services and so cannot verify that they are in working  
order. The buyer is advised to obtain verification from their  
solicitor or surveyor. Floor plans are for representational  
purposes only and are not to scale.



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