

Offers Over  
**£310,000**

26 Riverdown, March, PE15 8RA



**To arrange a viewing call us now on 01354 701000**

IMMACULATE INSIDE AND OUT! This home boasts versatile accommodation including lounge opening onto the South East facing garden and MOORING WITH LANDING STAGE, kitchen with integral appliances, utility and WC, FOUR GOOD SIZE BEDROOMS, TWO ENSUITES and family bathroom. Outside there is GARAGE, PARKING and lovely garden. Viewing is a must on this beautiful home. EPC C

Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**

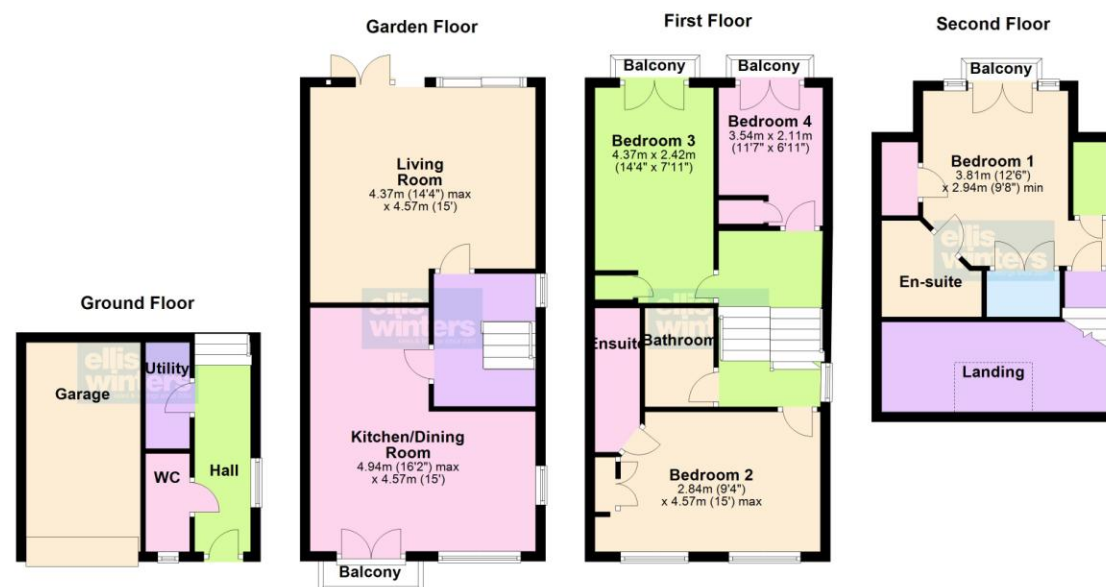


**elliswinters&co**



Offers Over  
**£310,000**

26 Riverdown, March, PE15 8RA



**Ground Floor**

**Hall**  
 Window to side, radiator, stairs to next floor.

**WC**  
 Fitted with a two piece suite comprising WC and wash hand basin, window to front, radiator.

**Utility**  
 Fitted with base unit, sink with mixer tap, plumbing for washing machine, radiator.

**Garden Floor**

**Living Room**  
 4.57m (15') x 4.37m (14'4") max  
 Two radiators, patio doors plus French doors overlooking the rear garden, chrome downlighters, sockets and switches.

**Kitchen/Dining Room**  
 4.94m (16'2") max x 4.57m (15') L Shaped Room  
 Fitted with a range of wall and base units with granite worktops, one and half bowl sink unit with mixer tap, integral double oven, five ring hob, hood and dishwasher, window to front and side, two radiators, French doors with Juliette balcony, chrome downlighters, sockets and switches.

**First Floor & Landing**  
 Window to side.

**Bedroom 3**  
 4.37m (14'4") x 2.42m (7'11")  
 Storage cupboard, wardrobe, radiator, French doors to Juliette balcony.

**Bedroom 4**  
 3.54m (11'7") x 2.11m (6'11")  
 Wardrobe, radiator, French doors to Juliette balcony.

**Bathroom**  
 Fitted with a three piece suite comprising bath, wash hand basin and WC, chrome downlighter, radiator.

**Bedroom 2**

4.57m (15') max x 2.84m (9'4")  
 Two windows to front, double door fitted wardrobe, radiator, door to:

**Ensuite**  
 Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, chrome downlighter, radiator.

**Second Floor & Landing**  
 Skylight window.

**Bedroom 1**  
 3.81m (12'6") x 2.94m (9'8") min  
 French doors opening to Juliette balcony, storage cupboard, single wardrobe plus double door fitted wardrobe, chrome downlighter, radiator.

**En-suite**  
 Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, radiator.

**Outside**  
 To the front of the property there is a block weave driveway providing off road parking leading to the Garage with electric roller shutter door. A gated access at the side leads through a lean to storage area and then to the South East facing rear garden which is laid to patio and artificial lawn. A gate leads to the further garden area which is laid to lawn with steps down to the mooring which measures approx. 19ft x 10ft.

**Freehold**  
 Council tax band B

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.