

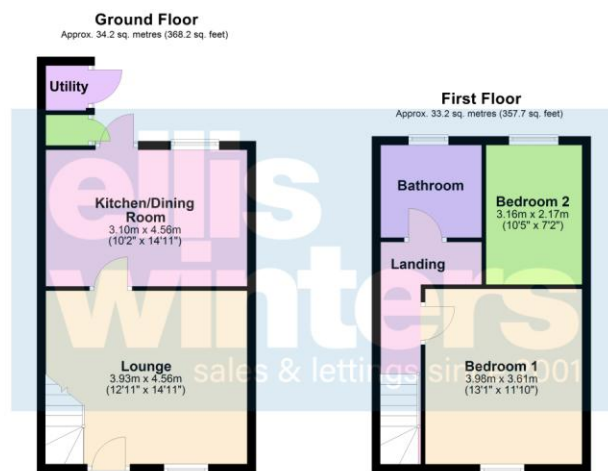
£260,000

31 West End, March, PE15 8DN



To arrange a viewing call us now on 01354 701000

Located in an ENVIABLE POSITION ON THE RIVER NENE this lovely cottage oozes character and charm. Features include lounge with LOG BURNER, refitted kitchen/diner with INTEGRAL APPLIANCES, utility cupboard, TWO DOUBLE BEDROOMS and bathroom. Outside the LOVELY SOUTH FACING GARDEN boasts several sections, one with LOG CABIN with terrace leading down to the approx 14 ft MOORING. EPC D



# £260,000

31 West End, March, PE15 8DN



## Ground Floor

### Lounge

4.56m (14'11") x 3.93m (12'11")  
Window to front, log burner, stairs to first floor and landing, flag tiled floor with underfloor heating, stable door to:

### Kitchen/Dining Room

4.56m (14'11") x 3.10m (10'2")  
Refitted with a range of wall and base units with solid wood tops and exposed brickwork, integral dishwasher and extractor hood, fridge plus further fridge and freezer, gas fired boiler, butler sink, window to rear, door to garden, flag tiled floor with underfloor heating.

## First Floor & Landing

Access to loft with boarding and light.

### Bedroom 1

3.98m (13'1") x 3.61m (11'10")  
Window to front, radiator.

### Bedroom 2

3.16m (10'5") x 2.17m (7'2")  
Window to rear, radiator.

## Bathroom

Fitted with a three piece suite comprising bath with mixer tap shower, vanity wash hand basin and WC, window to rear.

## Outside

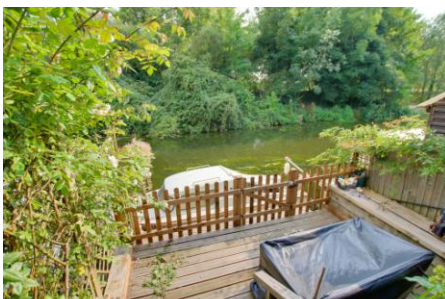
A gated access leads to the small front garden which is laid to slate chippings. A gated side access leads to the South facing rear garden which is split into a series of sections. The first is laid to patio with an outside Utility with plumbing for washing machine. There is a shed with power and outside water supply. Following the garden down you then come to the GUEST CABIN/SUMMERHOUSE 4.74m x 2.74m which is fitted with underfloor heating and light and power and would be ideal for guests or working from home or hobby room or simply a fabulous summerhouse with double doors overlooking another raised terrace with flower and shrub borders plus garden shed. Steps lead down to a further terrace and then to the landing stage/mooring measuring approx. 14ft in width.

It should be noted that the current owner rents car parking a very short walk away at the Rookwood Club for 11 per month.

## 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.



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)