

£165,000

12 Cotswold Close, March, PE15 9AF



To arrange a viewing call us now on 01354 701000

This unique little gem must be viewed to fully appreciate the LOCATION AND POTENTIAL WITHIN! Features include a nice size lounge, double bedroom with fitted wardrobes, KITCHEN/DINER overlooking the garden and WETROOM. Outside there is parking and GARAGE whilst at the rear there is a PRETTY, SOUTH, EAST FACING GARDEN. EPC D



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#### Lobby

Lounge  
4.50m (14'9") max x 3.78m (12'5")  
Window to front, radiator.

#### Inner Hall

Airing cupboard with tank and shelving,  
access to loft.

#### Kitchen/Dining Room

3.59m (11'9") x 3.33m (10'11")  
Fitted with wall and base units, electric  
cooker point, plumbing for washing machine,  
sink unit, window to rear, radiator, door to  
garden.



#### Bedroom 1

4.05m (13'4") max x 3.33m (10'11")  
Window to rear, fitted wardrobes to one wall,  
radiator.



#### Wet Room

Fitted with an electric shower, vanity wash  
hand basin and WC, window to side, heated  
towel rail.

#### Outside

To the front of the property there is a  
driveway providing off road parking leading to  
the Garage with up and over door and fitted  
with light and power. A gated side access  
leads to the South East facing which is laid to  
patio and lawn with flower and shrub borders  
and water supply.



#### 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.

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