

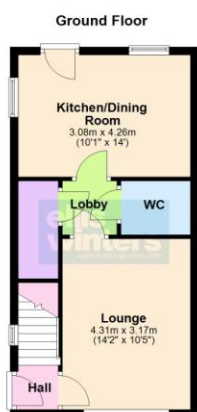
£63,000

17 Cygnet Crescent, March, PE15 9DS



To arrange a viewing call us now on 01354 701000

Get a foot on the ladder! This beautifully presented home boasts a 30% share with the ability to purchase more if desired. Accommodation comprises nice size lounge, kitchen/diner with oven ad hob, ground floor cloakroom, two double bedrooms and first floor bathroom. Outside there is allocated parking and enclosed garden. EPC C



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Ground Floor

Hall

Window to side, radiator, stairs to first floor and landing.

Lounge

4.31m (14'2") x 3.17m (10'5")

Window to front, radiator.

Lobby

Generous storage cupboard.

WC

Fitted with wash hand basin and WC, radiator.

Kitchen/Dining Room

4.26m (14') x 3.08m (10'1")

Fitted with wall and base units with integral oven, hob and hood, plumbing for washing machine, gas fired boiler, sink unit, window to side and rear, radiator, door garden.



First Floor & Landing

Window to side, radiator, access to loft with lighting and part boarded.

Bedroom 1

4.26m (14') x 3.56m (11'8")

Window to front and side, cupboard, radiator.

Bedroom 2

4.26m (14') x 3.11m (10'3")

Window to side and rear, radiator.



Bathroom

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

Outside

To the front of the property there is an allocated parking space and then a gravelled area that could be utilised as further parking. The low maintenance garden is laid to patio with outside water supply.



Leasehold

Council tax band B

Clarion shared ownership - 30% share, service charge of approx. £26 per calendar month, rent to be paid on the remaining share approx. £300 per month. Further shares can be purchased. Written confirmation awaited from Clarion

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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