

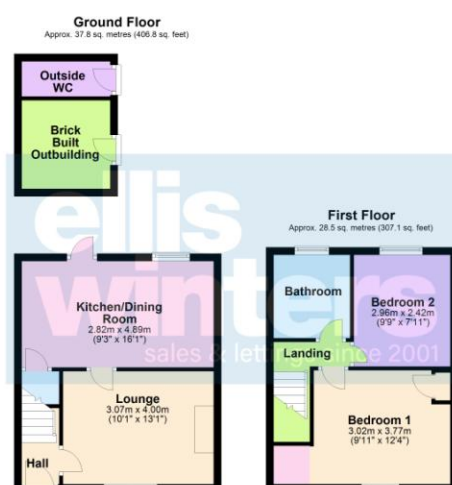
£170,000

123 Wimblington Road, March, PE15 9QW



To arrange a viewing call us now on 01354 701000

Ideal for first time buyers or investors this end terraced home has much to offer including lounge with field views, sociable kitchen/diner, two bedrooms and first floor bathroom. Outside there is a private courtyard with brick built outbuilding and WC, further garden laid to lawn and decking with parking at the rear. EPC E



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Ground Floor

Hall

Stairs to first floor and landing, radiator.

Lounge

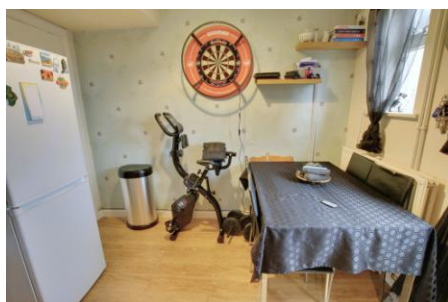
4.00m (13'1") x 3.07m (10'1")

Window to front, fireplace with back boiler, radiator.

Kitchen/Dining Room

4.89m (16'1") x 2.82m (9'3")

Fitted with wall and base units with electric and gas cooker points, plumbing for washing machine, one and half bowl sink unit with mixer tap, under stairs storage cupboard, window to rear, radiator.



First Floor & Landing

Bedroom 1

3.77m (12'4") x 3.02m (9'11")

Window to front, airing cupboard with hot water tank, radiator, recessed storage area.

Bedroom 2

2.96m (9'9") x 2.42m (7'11")

Window to rear, radiator.



Bathroom

Fitted with a three piece suite comprising bath with mixer tap shower over, wash hand basin and WC, storage, heated towel rail, window to rear.



Outside

The West facing rear garden is in two sections, the first is an enclosed courtyard laid mainly to patio with water supply and brick built outbuilding and outside WC. There is a pedestrian right of way and then a further garden area laid to patio, decking and lawn with flower and shrub borders with two parking spaces at the rear accessed via a private roadway.



Freehold

Council tax band A

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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