

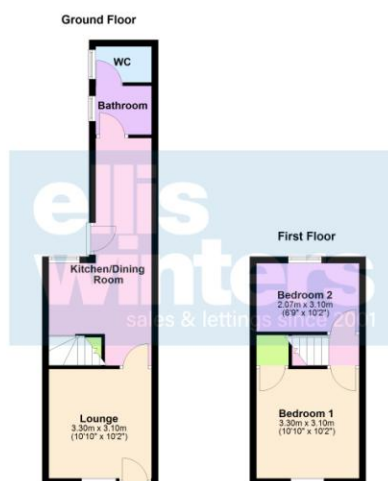
£155,000

6E Gaul Road, March, PE15 9RF



To arrange a viewing call us now on 01354 701000

Located very close to the town centre this end terraced home is in need of some TLC but gives the new owner the opportunity to put their own stamp on it! Accommodation comprises lounge, kitchen/diner, bathroom with separate WC and two bedrooms. Outside there is a good size south west facing garden. EPC C



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Ground Floor

Lounge
3.30m (10'10") x 3.10m (10'2")
Window to front, radiator.



Kitchen/Dining Room
Wall and base units with breakfast bar, oven, hob and hood, window to rear, radiator, stairs to first floor and landing, door to garden.

Bathroom
Bath with shower over, wash hand basin, WC, window to side, heated towel rail.



First Floor

Bedroom 1
3.30m (10'10") x 3.10m (10'2")
Window to front, radiator.

Bedroom 2
3.10m (10'2") x 2.07m (6'9")
Window to rear, radiator, cupboard housing gas fired boiler.



Outside
The south west facing rear is laid to a resin patio with a lawn area and could be fully enclosed if desired.

Freehold
Council tax band A

It should be noted that the property is currently tenanted and the landlord will issue notice once an offer has been agreed.



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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