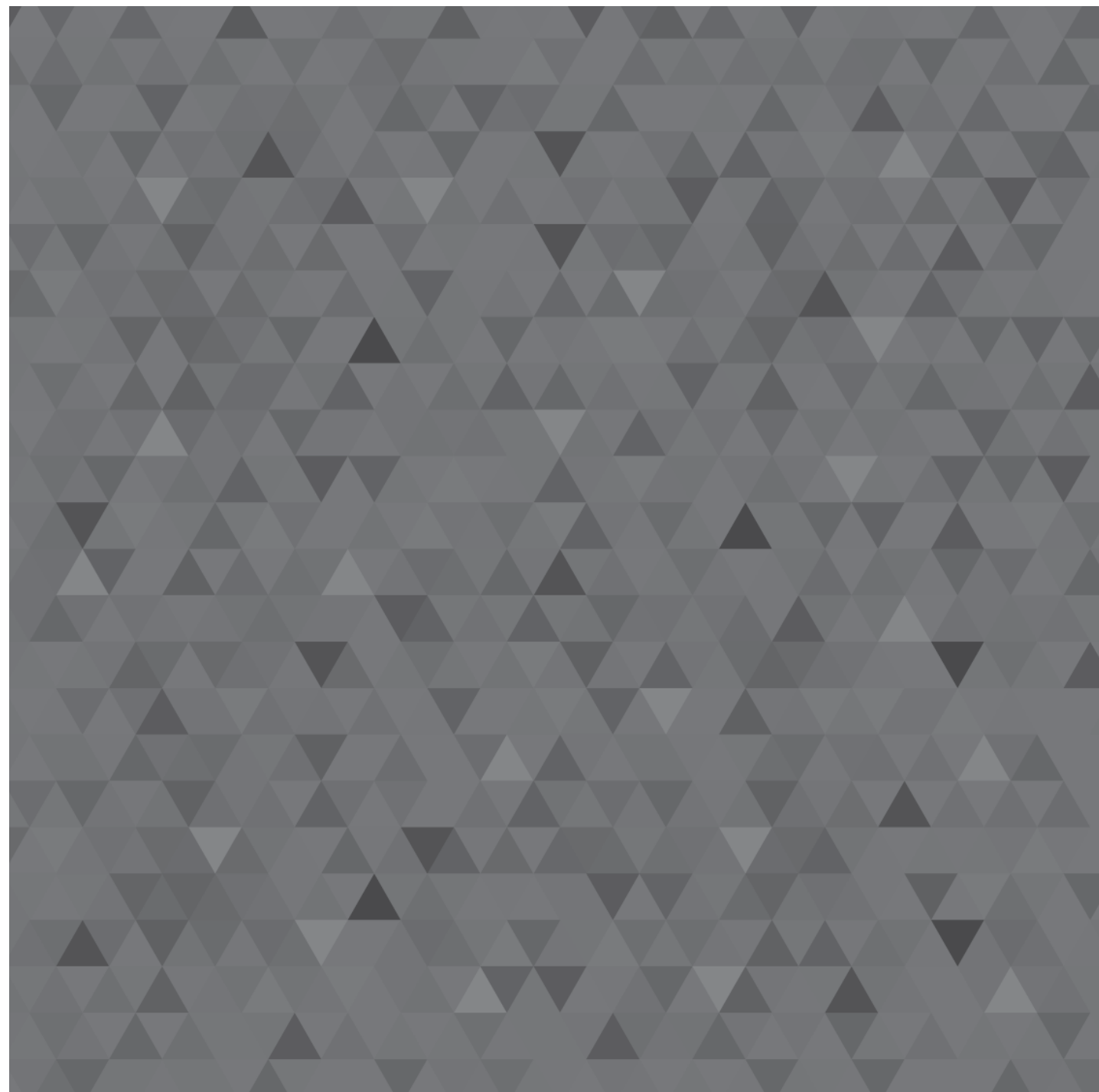




Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR
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£290,000

6 Riverdown, March, PE15 8RA



To arrange a viewing call us now on 01354 701000

Located on the banks of the River Nene and benefitting from a landing stage for a boat or fisherman this home has much to boast about! Features include kitchen/diner with integral appliances, lounge overlooking the south east facing garden, four good size bedroom with two ensuite shower rooms plus family bathroom, WC and utility room. Outside there is parking and a low maintenance garden. EPC C

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Ground Floor

Porch

Hall and landings.
Two radiators, skylight window.

WC

Fitted with vanity wash hand basin and WC, window to front, radiator.

Utility Room

Fitted with base unit, space for washing machine and tumble drier, sink unit with mixer tap, door to garage.

Lounge

4.57m (15') x 4.37m (14'4") max
Radiator, patio doors and double doors to rear garden.

Kitchen/Dining Room

4.94m (16'2") max x 4.57m (15')
Fitted with wall and base units with granite worktops, integral oven, hob, hood, microwave and dishwasher, window to front, radiator, double door opening to a Juliet balcony.

First Floor

Bedroom 3

4.37m (14'4") x 2.41m (7'11")
Two storage cupboards, double doors opening to a Juliet balcony.

Bedroom 4

3.54m (11'7") max x 2.11m (6'11")
Storage cupboard, double doors opening to a Juliet balcony.

Bathroom

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

Half Landing

Bedroom 2

4.57m (15') max x 2.84m (9'4")
Two windows to front, double wardrobe, radiator.

Ensuite

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

Second Floor

Bedroom 1

3.74m (12'3") x 2.94m (9'8") min
Tilting windows to rear, double doors on to a Juliet balcony, eaves storage, cupboard, double wardrobe, radiator.

Ensuite

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, radiator. Cupboard opening to the loft/eaves storage area housing gas fired boiler.

Outside

To the front of the property there is off road parking with electric vehicle charger and the remainder of the garage which is used as a store. The fabulous south east garden is laid to low maintenance artificial grass and composite patio tiles with an extending awning. A gated access leading to the riverside with steps leading down to the landing stage.

Freehold

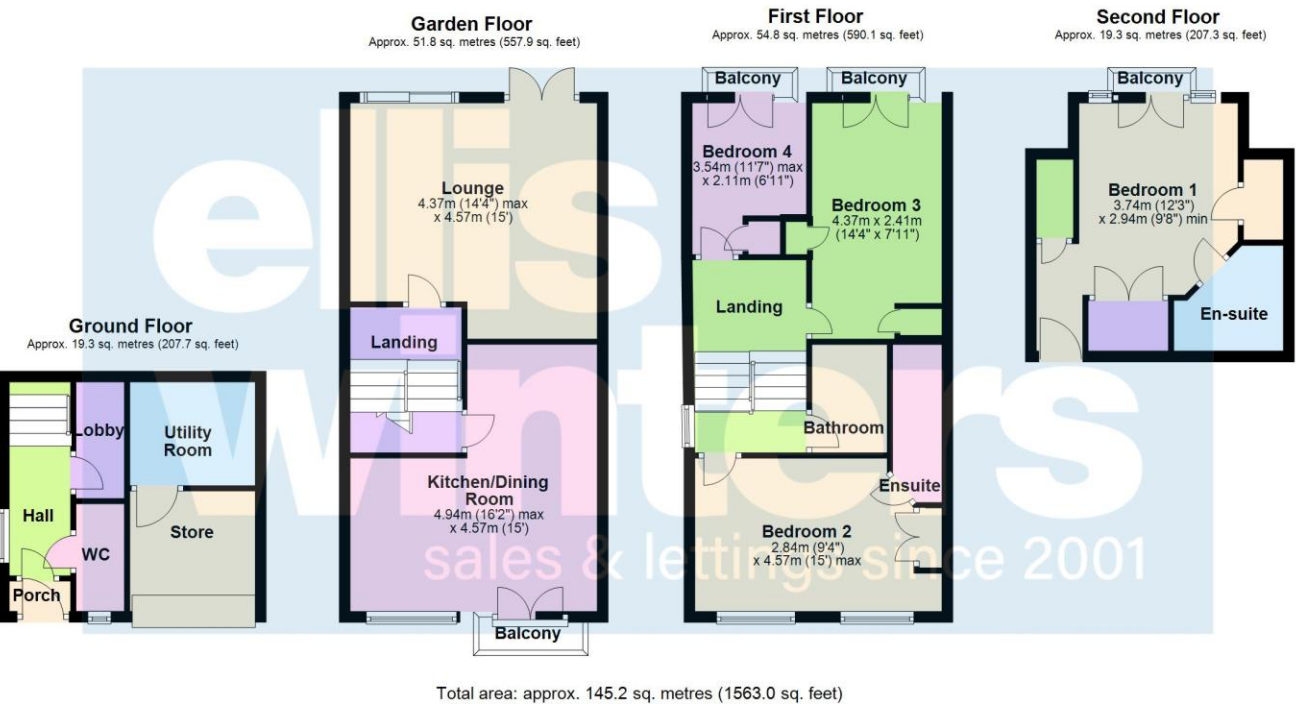
Council tax band B

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

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