

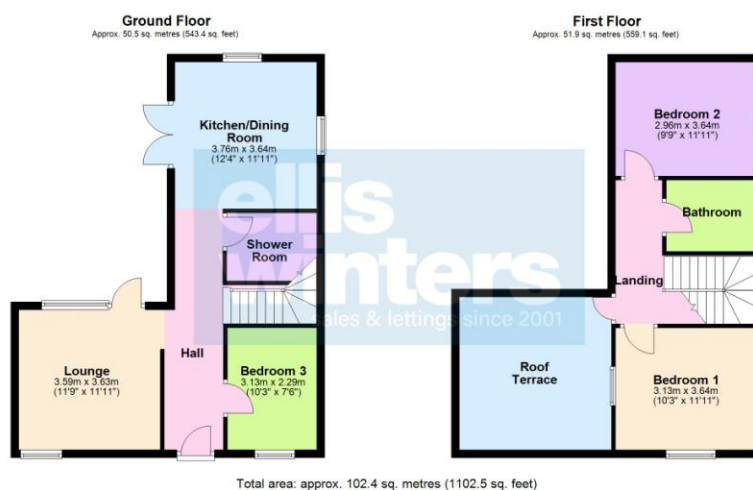
£235,000

6 Southwell Close, March, PE15 8JW



To arrange a viewing call us now on 01354 701000

Boasting versatile accommodation this home must be viewed to be fully appreciated. Features include lounge overlooking the garden, kitchen/diner also overlooking the garden, three bedrooms over the two floors plus ground floor shower room and first floor bathroom. Outside there are two parking space, south facing enclosed garden plus roof terrace. EPC C



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#### Ground Floor



#### Hall

Radiator, stairs to first floor and landing.

#### Lounge

3.63m (11'11") x 3.59m (11'9")

Window to front and rear, radiator, door to garden.



#### Kitchen/Dining Room

3.76m (12'4") x 3.64m (11'11")

Fitted with wall and base units with integral oven, hob and hood, space for washing machine, sink unit, window to side and rear, radiator, double doors to garden.

#### Bedroom 3

3.13m (10'3") x 2.29m (7'6")

Window to front, radiator.



#### Ground Floor Shower Room

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

#### First Floor & Landing

Radiator, door to roof terrace.

#### Bedroom 1

3.64m (11'11") x 3.13m (10'3")

Window to front and side, radiator.

#### Bedroom 2

3.64m (11'11") x 2.96m (9'9")

Two windows to side, radiator.



#### Bathroom

Fully tiled and fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to side, heated towel rail.

#### Outside

There are two allocated parking spaces, one at the front and one at the rear, the south facing rear garden is laid to patio and lawn with flower and shrub borders with the bonus of the roof terrace.

It should be noted that there is a service charge for the communal areas of approx. £48 PCM

#### 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

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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