

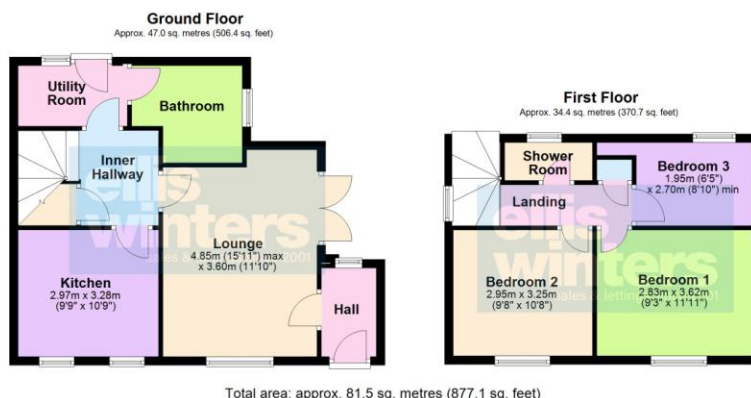
# £220,000

1 Wigstones Road, March, PE15 8RH



**To arrange a viewing call us now on 01354 701000**

Renovated to a high standard, this lovely cottage has much to offer including a great location which is close to the town and train station! Accommodation comprises lounge with double door to garden, newly fitted kitchen, utility room and ground floor bathroom whilst upstairs there are three bedrooms and shower room. Outside the garden is left for cultivation and there is parking and garage. EPC D



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### Ground Floor

Hall  
Window to rear.



Lounge  
4.85m (15'11") max x 3.60m (11'10")  
Window to front, two radiators, double doors opening to garden.

Inner Hallway  
Stairs to first floor and landing, storage cupboard.

Kitchen 3.28m (10'9") x 2.97m (9'9")  
Fitted with a range of wall and base units with integral oven, hob and hood, plumbing for dishwasher, sink unit with mixer tap, two windows to front, radiator.



Utility Room  
Plumbing for washing machine, gas fired boiler, window to rear, door to rear.

Bathroom  
Fitted with a three piece suite comprising bath, wash hand basin and WC, window to side, heated towel rail.

First Floor & Landing  
Window to side, storage cupboard.



Bedroom 1  
3.62m (11'11") x 2.83m (9'3")  
Window to front, radiator.

Bedroom 2  
3.25m (10'8") x 2.95m (9'8")  
Window to front, radiator.



Bedroom 3  
2.70m (8'10") min x 1.95m (6'5")  
Window to rear, radiator.

Shower Room  
Fitted with walk in shower unit, wash hand basin and WC, window to rear, heated towel rail.

### Outside

The garden has been levelled and left for cultivation. There is off road parking and garage.

### 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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