

# £162,000

10 Station Road, March, PE15 8LB



To arrange a viewing call us now on 01354 701000

Offered with no chain and located in the town centre this quirky cottage offers a lot of accommodation including generous kitchen/diner with integral oven and hob, well proportioned lounge, three good size bedrooms and bathroom. Outside there is a private and low maintenance garden. EPC C



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Freehold  
Council tax band A

It should be noted that access to the house is via a private gate on the High Street next to March Physiotherapy.

#### 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.



#### Ground Floor

##### Kitchen/Dining Room

7.64m (25'1") x 2.84m (9'4")

Fitted with wall and base units with oven, hob and hood, gas fired boiler, sink unit with mixer tap, space for washing machine, three windows to rear, door to garden, radiator.

##### Hallway

Stairs to first floor and landing with cupboard under.

#### First Floor & Landing

Window to front.



##### Lounge

3.96m (13') x 3.95m (12'11")

Window to front, radiator, ornamental fire surround.

##### Bedroom 1

3.95m (12'11") x 3.94m (12'11")

Window to front, radiator.

##### Bedroom 2

4.18m (13'9") x 2.84m (9'4")

Window to rear, cupboard, radiator.



##### Bedroom 3

2.92m (9'7") x 2.84m (9'4")

Window to rear, cupboard, radiator.

##### Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to rear, radiator.



#### Outside

The low maintenance garden is laid to patio and artificial grass with shed.

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR

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