

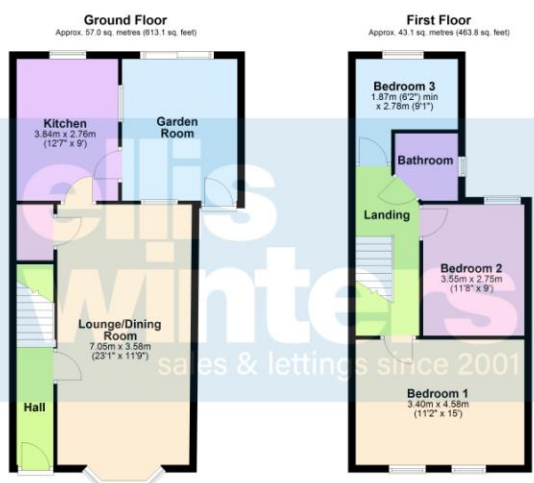
# £230,000

18 Cromwell Road, March, PE15 8NA



To arrange a viewing call us now on 01354 701000

Located close to town and train station this lovely home is larger than it looks with good size lounge/diner having a feature bay window, kitchen with oven and hob, garden room, three bedrooms and first floor bathroom. Outside there is potential off road parking (subject to the required planning) and a good size west facing garden. EPC D



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#### Ground Floor



Hall  
Radiator, stairs to first floor and landing.

Lounge/Dining Room  
7.05m (23'1") x 3.58m (11'9")  
Bay window to front, window to rear, two radiators, under stairs cupboard.



Kitchen  
3.84m (12'7") x 2.76m (9')  
Fitted with wall and base units with integral oven, hob and hood, space for washing machine and dishwasher, space for fridge/freezer, window to side and rear, radiator, door to:

Garden Room  
Patio doors to garden, radiator, door to front.



First Floor & Landing  
Access to loft, radiator.

Bedroom 1  
4.58m (15') x 3.40m (11'2")  
Two windows to front, radiator.

Bedroom 2  
3.55m (11'8") x 2.75m (9')  
Window to rear, radiator.

Bedroom 3  
2.78m (9'1") x 1.87m (6'2") min  
Window to rear, radiator, cupboard housing gas fired boiler.



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

#### Outside

The front garden is laid to low maintenance stone but could facilitate parking subject to the necessary planning permissions. The west facing rear garden is laid to patio and lawn with outside water supply, shed and undercover seating area.

Freehold  
Council tax band B

It should be noted that the property has planning permission for a single storey extension valid until 2026

#### 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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