

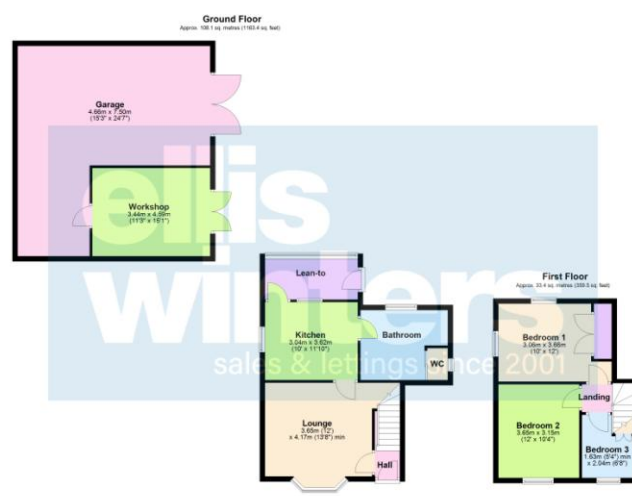
£300,000

Marmont Priory Cottage, March Riverside, Upwell, PE14 9AR



To arrange a viewing call us now on 01354 701000

Located on the banks of the River Nene and boasting a semi rural location with field views the house truly is unique! Boasting three bedrooms, refitted kitchen and four piece bathroom whilst outside there is a garage and workshop with gardens to all sides and boat slip down to the river. Viewing is essential to fully appreciate all that is on offer here! EPC TBC



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Ground Floor

Hall

Stairs to first floor and landing.

Lounge

4.17m (13'8") min x 3.65m (12')

Bay window to front, radiator, fireplace.

Kitchen

3.62m (11'10") x 3.04m (10')

Refitted with wall and base units with electric cooker point, one and half bowl sink unit with mixer tap, window to side and rear, radiator, door to:

Lean-to

Window to rear, door to garden plumbing for washing machine.

Bathroom

Refitted with a four piece suite comprising bath, separate shower cubicle, wash hand basin and WC with window to rear and side, radiator.

First Floor & Landing

Window to side.

Bedroom 1

5.36m (12') x 3.06m (10')

Window to side and rear, radiator, double door airing cupboard with hotwater tank.

Bedroom 2

3.65m (12') x 3.15m (10'4")

Window to front, radiator.

Bedroom 3

2.04m (6'8") x 1.63m (5'4") min

Window to front, radiator, double door storage cupboard.

Outside

The garden extends to all sides and laid mainly to grass with trees around the perimeter with a mulberry tree which does have a tree preservation order on it we believe. There is a greenhouse and Garage 7.50m (24'7") x 4.66m (15'3") which is fitted with light and power and has an inspection pit. There is a Workshop 4.59m (15'1") x 3.44m (11'3") which is also fitted with light and power. The boat slip leads down to the river Nene and the lock.

Freehold

Council tax band B

The property is on private drainage and oil central heating.

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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