

# £200,000

41 Elwyn Road, March, PE15 9BT



To arrange a viewing call us now on 01354 701000

Located very close to the town centre this detached grade II listed cottage is larger than it looks! Boasting a generous lounge/diner, breakfast room, kitchen with integral appliances, two double bedrooms and first floor shower room. Outside there is an enclosed courtyard and workshop. EPC Exempt



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#### Ground Floor

**Lounge/Dining Room**  
8.04m (26'4") x 3.69m (12'1")

Two windows to front, brick built chimney breast, three radiators, door leading to stairs to first floor.



**Breakfast Room**  
2.97m (9'9") x 2.95m (9'8")

Window to side, radiator, door to walk in storage cupboard, window to rear.



**Kitchen** 4.60m (15'1") max x 2.20m (7'2")  
Fitted with wall and base units with integral oven, hob, hood and microwave, one and half bowl sink unit with mixer tap, space for slimline dishwasher, washing machine and tumble drier, window to side and rear, door to courtyard.

#### First Floor

**Bedroom 2**  
4.40m (14'5") x 3.80m (12'6")

Open plan with window to front, radiator, wood cladding and exposed beams.



**Bedroom 1**  
4.53m (14'10") x 3.69m (12'1")

Window to front, radiator, exposed beams, fitted wardrobes, drawers and cupboards, air conditioning unit.

#### Shower Room

Fitted with a three piece suite comprising oversized shower cubicle, wash hand basin and WC, cast fireplace, airing cupboard housing hot water tank, window to side, radiator.



#### Outside

To the front of the property there is an enclosed courtyard with two brick built stores. To the rear of the property there is a further enclosed courtyard with a workshop 4m x 2.1m and fitted with light and power. The rear gate leads out to a further enclosed area that the current owner bought an indemnity policy for when he purchased the home as the land was not registered on land registry. He bought it with the intention of using as off street parking and to which he has installed double electric gates. This is accessed from Wherry Close.

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

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