

# £270,000

2 Wigstones Road, March, PE15 8RH



To arrange a viewing call us now on 01354 701000

Located close to town and train station this architecturally stunning home boasts a corner plot and the opportunity for someone to put their own stamp on this beautiful property! Accommodation comprises multiple reception rooms, kitchen and ground floor cloakroom with three double bedrooms and bathroom to the first floor. Outside there is a south facing garden and double garage. Offered with no chain! EPC D



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**Bedroom 3**  
3.48m (11'5") x 2.48m (8'2")  
Window to side, radiator, door.

**Bathroom**  
Fully tiled and fitted with a four piece bathroom suite comprising bath, shower cubicle, wash hand basin and WC, window to side, radiator, access to loft.

**Outside**  
The house sits on a corner plot with the front laid mainly to gravel. The garden then extends to the side and rear and is laid mainly to lawn with outside water supply. There is a wood workshop and personal door to the Double Garage 6.02m (19'9") x 6.01m (19'9") which is fitted with light and power and has two up and over doors.

**Freehold**  
Council tax band C

**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 plus VAT per transaction (£48 inc VAT), 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.



**Hall**  
Stairs to first floor and landing, radiator.

**Lounge/Bedroom 4**  
4.02m (13'2") x 3.64m (11'11")  
Corner bay window, fireplace, radiator.

**Family Room**  
4.60m (15'1") x 3.32m (10'11")  
Window to side, under stairs cupboard, radiator, open plan to:



**Dining Room**  
3.48m (11'5") x 3.37m (11'1")  
Window to side, radiator.

**Kitchen**  
4.18m (13'9") x 3.48m (11'5")  
Base units with electric cooker point, space for washing machine, sink unit, two windows to side, two radiators, door to walk in pantry with window.



**WC**  
Fitted with WC, window to rear.

**Lean-to**  
Door to garden.

**First Floor & Landing**  
Radiator.

**Bedroom 1**  
4.02m (13'2") x 3.64m (11'11")  
Corner bay window, radiator.

**Bedroom 2**  
3.67m (12'1") x 3.32m (10'11")  
Window to side, radiator, cupboard housing gas fired boiler and hot water tank with window to front.



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