

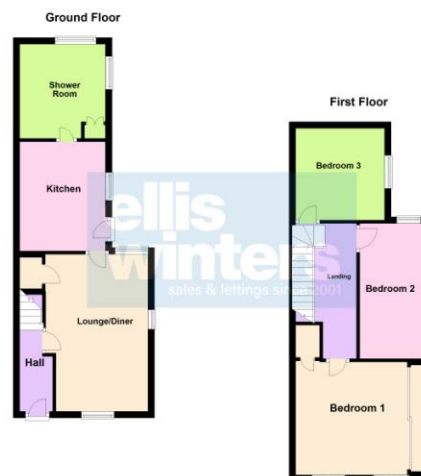
£210,000

44 New Park, March, PE15 8RS



To arrange a viewing call us now on 01354 701000

This beautifully presented semi detached cottage offers an abundance of space inside and out! Boasting an impressive spacious lounge/diner with feature fireplace, modern fitted kitchen, modern shower room, three double bedrooms and a generous rear garden! Being close to town and also the train station, this is not one to be missed! EPC D



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Ground Floor

Entrance Hall

Radiator, stairs to first floor.

Lounge/Diner

3.61m (11'10") x 7.69m (25'2")

Window to front, window to rear, window to side, two radiators, feature fireplace with brick surround and mantel, storage cupboard.



Kitchen

3.43m (11'3") x 2.68m (8'9")

Fitted with a range of wall and base units with tiled splashbacks incorporating a single drainer with mixer taps. There is then an eye level fitted oven and grill with gas hob and extractor hood overhead. There is space for a fridge/freezer, plumbing for a washing machine, vinyl flooring, radiator, window to side and door to the rear garden.

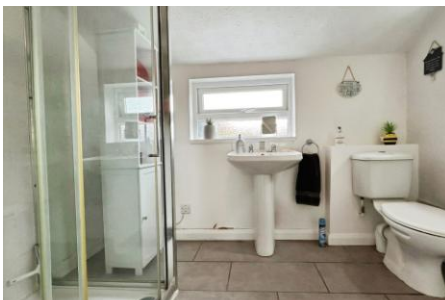


Shower Room

Fitted with a three piece suite comprising of a low level WC, wash hand basin, double shower cubicle with electric shower, heated towel rail, radiator, extractor fan, window to rear, window to side and then a cupboard housing the gas central heating system.

First Floor & Landing

Doors to all rooms.



Bedroom 1

3.78m (12'5") x 3.35m (10'11")

Storage cupboard with loft access, two windows to front, radiator and fitted wardrobes to one wall.

Bedroom 2

4.17m (13'8") x 2.62m (8'7")

Window to rear, radiator.



Bedroom 3

3.38m (11'1") x 2.67m (8'9")

Window to side, radiator.

Outside

The front of the property has a picket fence with gate leading to front door and then a side gate to the rear garden. The rear garden is relatively low maintenance with blocked paved areas and paths, flower beds bordering and several mature plants and shrubs. There are some timber sheds to the rear of the property.

Freehold

Council tax band A

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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