

£200,000

73 Nene Parade, March, PE15 8TA



To arrange a viewing call us now on 01354 701000

Located on a corner plot with VIEWS OF THE RIVERBANK and a short walk to local amenities this semi detached home is larger than it looks boasting TWO RECEPTION ROOMS both with log burners, kitchen and REFITTED SHOWER ROOM, first floor cloakroom and THREE BEDROOMS. Outside there is a good size rear garden. EPC D



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Ground Floor

Lounge

3.90m (12'10") x 3.75m (12'4")

Window to front, radiator, log burner, door to:

Inner Lobby

Storage cupboard.

Dining Room

3.77m (12'4") x 3.68m (12'1")

Window to rear, radiator, stairs to first floor and landing, log burner.

Kitchen

4.08m (13'5") x 2.25m (7'4")

Fitted with wall and base units, integral oven, hob and hood, gas fired boiler, sink unit, plumbing for washing machine and dishwasher, window to side, door to side, radiator.

Show er Room

Fully tiled and fitted with a three piece suite comprising walk in shower unit with rain shower head, vanity wash hand basin and WC, window to rear, heated towel rail.

First Floor & Landing

Radiator, access to loft with ladder, partial boarding and light.

Bedroom

1 3.90m (12'10") x 3.71m (12'2")

Window to front, ornamental cast fireplace, radiator.

Bedroom 2

2.81m (9'3") x 2.75m (9')

Window to rear, radiator.

Bedroom 3

4.08m (13'5") x 2.25m (7'4")

Window to rear, radiator.

WC

Fitted with WC and wash hand basin, radiator. (There was previously a shower in the room but the space was repurposed. It could be reinstated if required.)

Outside

The rear garden is laid to patio with water supply, shed and wildflower garden.

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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