

£280,000

The Old Post House, Main Street, Welney, PE14 9RB



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Located in the heart of a popular village and offered with no chain this home has a huge amount of space and potential! Accommodation comprises three reception rooms plus kitchen, utility, pantry and WC. Two separate staircases lead to first floor where there are four bedrooms with ensuite to master and family bathroom. Outside there is parking, oversized garage and front garden. EPC D

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk

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Ground Floor

Porch
Double cupboard housing oil fired boiler.

Hall
4.93m (16'2") max x 3.32m (10'11")
Radiator, stairs to first floor and landing, cupboard.

WC
Fitted with WC and wash hand basin, window to front, radiator.

Lobby/Utility Space
Window to rear, door to rear and garage.

Dining Room
3.65m (12') x 3.08m (10'1")
Window to rear, radiator.

Lounge
6.07m (19'11") x 3.93m (12'11")
Window to front, fireplace with burner inset, air conditioning unit, radiator.

Play Room
6.40m (21') x 3.65m (12')
Window to side and rear, two radiators, stairs to first floor and landing.

Kitchen
3.93m (12'11") x 3.30m (10'10")
Wall and base units, sink unit, electric cooker point, window to front, radiator, sliding door to pantry with window to side and door to rear.

First Floor & Landing
Window to side, radiator.

Bedroom 1
4.90m (16'1") max x 3.93m (12'11")
Window to front, radiator, shower cubicle and vanity wash hand basin.

Ensuite WC
Fitted with wash hand basin and WC, window to side.

Bedroom 2
4.04m (13'3") x 3.93m (12'11")
Window to front, two double wardrobes, radiator.

Bedroom 4
3.65m (12') x 3.18m (10'5")
Window to side and rear, radiator.

Bedroom 3
3.84m (12'7") x 3.65m (12')
Window to rear, radiator.

Bathroom
Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, skylight to front, radiator, door to eaves storage.

Second Landing
Skylight window, airing cupboard, door to eaves.

Outside
A gravel driveway provides ample off road parking leading to the Garage 4.97m (16'4") x 3.80m (12'6") with double doors and fitted with light and power with window to rear and door to rear lobby/utility area. The front garden is laid to lawn with mature shrubs and trees. A pathway leads past the oil tank and down the side of the house to a small courtyard laid to patio.

Freehold
Council tax band E

The solar panels are owned with a feed in tariff.

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 £66.67 plus VAT per transaction (£80 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.

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