

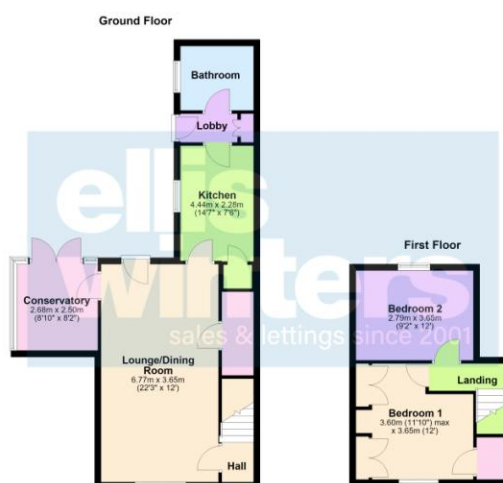
£200,000

30 Well Creek Road, Outwell, PE14 8SD



To arrange a viewing call us now on 01354 701000

Located in a popular village and boasting river views to the front and field views to the rear this fabulous cottage must be viewed to be fully appreciated. Accommodation comprises generous lounge/diner with log burner, conservatory, kitchen with oven and hob, ground floor bathroom plus two double bedrooms to the first floor. Outside there is ample off road parking and lovely south facing rear garden. EPC F



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Bedroom 2
3.65m (12') x 2.79m (9'2")
Window to rear, radiator.

Outside

To the front and side of the house there is ample off road parking. The south facing rear garden overlooks openfields and is laid to patio and lawn with outside water supply and garden shed.

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 £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.

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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.



Ground Floor

Hall
Stairs to first floor and landing.

Lounge/Dining Room
6.77m (22'3") x 3.65m (12")
Window to front, fireplace with log burner inset, two radiators, door to garden, cupboard housing oil fired boiler.

Conservatory
2.68m (8'10") x 2.50m (8'2")
Brick and glazed construction, double doors to rear garden.



Kitchen
4.44m (14'7") x 2.28m (7'6")
Fitted with wall and base units with integral oven, hob and hood, space for dishwasher, and washing machine, one and half bowl sink unit with mixer tap, window to side, storage cupboard, radiator.



Lobby
Storage cupboard, door to garden.

Bathroom
Fitted with a three piece suite comprising bath with mixer tap shower, vanity wash hand basin and WC, window to side, radiator.

First Floor & Landing
Window to rear.



Bedroom 1
3.65m (12') x 3.60m (11'10")
Window to front, radiator, two double wardrobes.

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