

# £100,000

2 Philip Houlden Court, March, PE15 8AP



To arrange a viewing call us now on 01354 701000

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**Hall**  
Radiator, storage cupboard, laminate flooring.



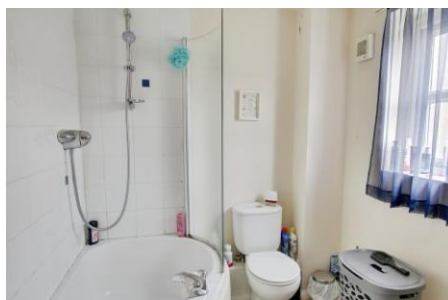
**Lounge**  
4.22m (13'10") x 3.70m (12'2")  
Two windows to front, two radiators, open plan to:

**Kitchen Area**  
3.70m (12'2") x 2.20m (7'3")  
Fitted with wall and base units with integral oven & hob, plumbing for washing machine, sink unit with mixer tap, gas fired boiler, window to rear.



**Bedroom**  
3.57m (11'8") x 2.99m (9'10")  
Two windows to rear, radiator, walk in wardrobe.

**Bathroom**  
Fitted with a bath, wash hand basin and WC, window to front, radiator.



**Outside**  
Allocated parking space.

**Leasehold**  
Council tax band A

It should be noted there is a 104 years left on the lease with a shared ownership of the freehold - service charge was £1644.71 for 2026



### 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.

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ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR

Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)