

Guide Price

£170,000 - £175,000

2 Fallow Court, 20 Deerfield Road, March, PE15 9AH



To arrange a viewing call us now on 01354 701000

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This fabulous Q Type home is located close to town and boasts a modern open plan living space. The downstairs includes a lovely lounge which is open plan to kitchen with integral appliances, utility cupboard and ground floor WC. To the first floor there are two bedrooms and bathroom. Outside there is a parking space, electric car charger and enclosed garden. EPC B

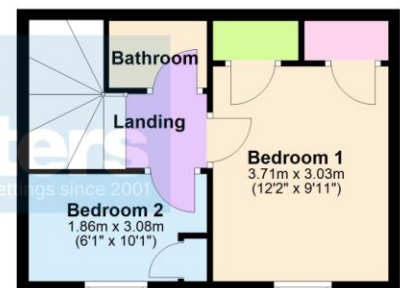
Ground Floor

Approx. 27.2 sq. metres (292.4 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



Total area: approx. 55.0 sq. metres (592.3 sq. feet)

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This fabulous Q Type home is located close to town and boasts a modern open plan living space within including a lovely lounge which is open plan to kitchen with integral appliances, utility cupboard and ground floor WC. To the first floor there are two bedrooms and bathroom. Outside there is a parking space with electric car charger and enclosed garden.

Agents notes: the seller advises that the property benefits from 8 years warranty from 2025.

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 £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

Lounge/Kitchen

6.20m (20'4") max x 4.49m (14'9")
Open plan living space with window to front, kitchen area with wall and base units with integral oven, hob and hood, slimline dishwasher, one and half bowl sink unit with mixer tap, radiator, stairs to first floor and landing with window to side, radiator.

WC

Fitted with WC and wash hand basin window to front, radiator, gas fired combination boiler.

Utility/Store

Plumbing for washing machine.

First Floor & Landing

Bedroom 1

3.71m (12'2") x 3.03m (9'11")
Window to front, two wardrobes, radiator, access to loft.

Bedroom 2

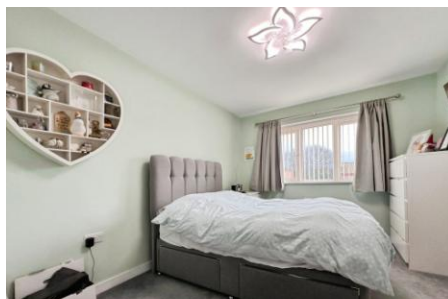
3.08m (10'1") x 1.86m (6'1")
Window to front, wardrobe, radiator.

Bathroom

Fitted with a three piece suite comprising P shape bath with shower over, wash hand basin and WC, radiator.

Outside

To the front there is parking space number two with electric car charger, bin store and water butt. A path leads to the fully enclosed garden which is laid to patio and lawn with garden shed.



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