

# £170,000

6 New Road, March, PE15 9AN



To arrange a viewing call us now on 01354 701000

Located close to town and boasting no chain this home offers good proportions both inside and out! Accommodation comprises lounge and dining room with feature fireplaces, kitchen with oven and hob, two double bedrooms and bathroom with rolltop bath. Outside there is a generous garden. EPC E



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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 £49 plus VAT 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.



#### Ground Floor

##### Lounge

3.68m (12'1") max x 3.59m (11'9")

Box bay window to front, feature fireplace, radiator, door to:

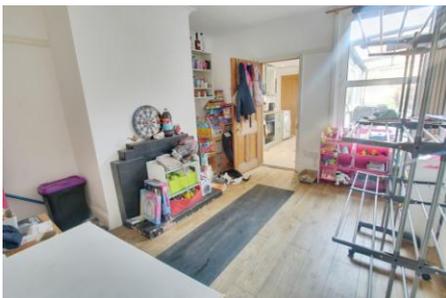
##### Inner Hall

Stairs to first floor, window to side, radiator.

##### Dining Room

3.90m (12'10") x 3.59m (11'9")

Window to rear, feature fireplace, radiator, understairs cupboard.



##### Kitchen

3.04m (10') x 2.04m (6'8")

Fitted with wall and base units with integral oven, hob and hood, space for washing machine, one and half bowl sink unit with mixer tap, window to side, door to garden.

##### Bathroom

Fitted with a three piece suite comprising freestanding bath with telephone style mixer tap, wash hand basin and WC, window to side, heated towel rail, gas fired boiler.



#### First Floor & Landing

##### Bedroom 1

3.89m (12'9") x 3.59m (11'9")

Window to rear, feature fireplace, radiator, storage cupboard.

##### Bedroom 2

3.64m (11'11") max x 3.59m (11'9")

Box bay window to front, feature fireplace, radiator, storage cupboard.



#### Outside

The good size rear garden is laid to patio and lawn.

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