Offers In Region Of

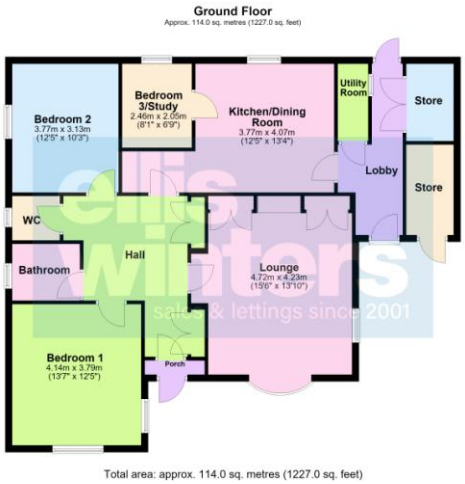
£300,000

113 Elliott Road, March, PE15 8BT



To arrange a viewing call us now on 01354 701000

Sitting on a generous plot of approx 0.4 of an acre (STS) and being sold with no chain this home has a huge amount of potential that must be viewed to be fully appreciated. Features include dual aspect lounge, good size kitchen/diner, two/three bedrooms, bathroom plus WC. Outside there is a good size driveway leading to the garage, numerous outbuildings and a great garden divided into three sections that subject to the necessary permissions could have potential for extension or further development. EPC TBC



Total area: approx. 114.0 sq. metres (1227.0 sq. feet)

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Porch
Door to:

Hall
Double cupboard, airing cupboard, access to loft with ladder and boarding, radiator.

Lounge
4.72m (15'6") x 4.23m (13'10")
Bow window to front, window to side, fireplace, two double cupboards, two radiators.

Kitchen/Dining Room
4.07m (13'4") x 3.77m (12'5")
Wall and base units with electric cooker point, one and half bowl sink unit with mixer tap, space for dishwasher, window to rear, radiator.

Utility Room
Gas fired boiler, space for washing machine, window to side.

Bedroom 1
4.14m (13'7") x 3.79m (12'5")
Window to front and side, radiator.

Bedroom 2
3.77m (12'5") x 3.13m (10'3")
Window to side, radiator.

Bedroom 3/Study
2.46m (8'1") x 2.05m (6'9")
Window to rear.

Bathroom
Fully tiled and fitted with bath, separate shower cubicle, wash hand basin, window to side, radiator.

WC
Fitted with WC, window to side.

Lobby
Door to front and rear, double door storage cupboard.

Outside
There is a generous front garden laid to lawn with trees and shrubs with a driveway to one side providing off road parking leading to the garage which is fitted with light and power and electric door. To the other side there is a brick built store. The rear garden is split into three main sections, the first is laid to lawn with mature borders and brick built store. Two gates lead through to the second section which has a patio, lawn and fruit trees and leads onto the final section which is left for cultivation. The whole plot size is approx. 0.4of an acre (STS)

Freehold
Council tax band C

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.

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