



£335,000

8 Overstone Drive, Coldham, PE14 0NG



To arrange a viewing call us now on 01354 701000

Located in a great village offering easy access to both March & Wisbech this fabulous home offers versatile accommodation and sits on a secluded plot. Features include good size lounge/diner, refitted kitchen/breakfast room, further reception room with its own access, three good size bedrooms and refitted shower room. Outside there is a generous plot that wraps around the whole home plus ample parking and tandem garage. EPC TBC

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)

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#### Ground Floor

**Hall**  
Stairs to first floor and landing, radiator.

**Lounge/Dining Room**  
7.34m (24'1") x 4.45m (14'7") max  
Window to front, two radiators, double doors to garden, feature fireplace.

**Kitchen/Breakfast Room**  
7.16m (23'6") x 2.69m (8'10")  
Fitted with wall and base units with integral appliances including double oven, hob and hood, dishwasher and bin drawer, pan drawers, space for washing machine and tumble drier, gas fired boiler, sink unit with mixer tap, three windows to rear, door to garden.

**Hobby Room**  
4.55m (14'11") x 3.81m (12'6")  
Window to front, radiator, door to front.

**First Floor & Landing**  
Window to rear, cupboard, eaves storage, radiator, access to loft.

**Bedroom 1**  
3.85m (12'8") x 3.32m (10'11")  
Window to front, radiator.

**Bedroom 2**  
4.75m (15'7") x 2.74m (9')  
Window to front, radiator.

**Bedroom 3**  
3.32m (10'11") x 2.64m (8'8")  
Window to front, radiator.

**Shower Room**  
Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

**Outside**  
The generous plot extends to all sides. A generous driveway provides ample parking leading to the Tandem Garage 8.33m (27'4") x 2.87m (9'5") with up and over doors both front and rear and fitted with light and power. The front garden is laid to lawn with mature shrubbery. The side garden is laid to lawn and pebbles whilst the rear garden is laid to patio and lawn with mature borders with outside water supply.

**Freehold**  
Council tax band C

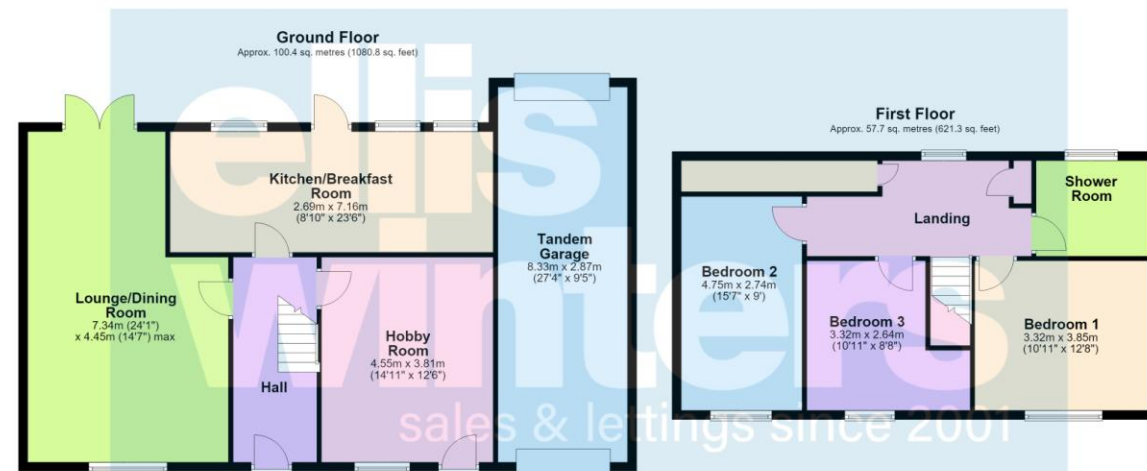
It should be noted that the property is on private drainage.

**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.

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