

Guide Price
£375,000 -£400,000

Sheperds Folly, 315 Wisbech Road, March, PE15 0BA



To arrange a viewing call us now on 01354 701000

Guide of £375,000 - £400,000. Located on the outskirts of town this well presented bungalow is larger than it looks and sits on a generous plot of approx 0.25 acre (STS) with parking front and rear plus double garage! Accommodation comprises three bedrooms with ensuite to master, refitted kitchen and utility room, good size lounge opening to conservatory and refitted bathroom. Seeing is believing! EPC D

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Porch
Window to front, door to:

Hall
Two storage cupboards, loft access with some boarding and lighting, radiator.

Lounge
5.44m (17'10") x 4.62m (15'2")
Window to side, air conditioning unit, ornamental fireplace, double doors to:

Conservatory
Brick and glazed, two radiators, patio doors to garden.

Kitchen
4.67m (15'4") x 3.00m (9'10")
Fitted with wall and base units with two ovens, hob and hood, dishwasher, sink unit with mixer, window to rear, radiator, double doors to conservatory.

Utility Room
Space for washing machine and tumble drier, oil fired boiler, door to side.

Bedroom 1
3.87m (12'8") x 3.21m (10'6")
Bay window to front, radiator.

En-suite Shower Room
Fitted with a three piece suite comprising shower cubicle, wash hand basin, window to side, heated towel rail.

Bedroom 2
4.99m (16'4") max x 4.36m (14'4") max
Two windows to front, two radiators.

Bedroom 3
3.15m (10'4") x 2.87m (9'5")
Window to side, radiator.

Bathroom
Fully tiled and fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC, window to side, heated towel rail.

Outside
There is ample off road parking to the front for multiple vehicles. A private road gives access to the double gates at the rear of the plot where there is further off road parking and double garage. The generous rear garden is laid mainly to lawn with outside water supply.

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 £40 plus VAT per transaction (£48 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
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