

# £180,000

113 Creek Road, March, PE15 8RE



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Located close to town this home is larger than it looks!

Accommodation comprises lounge and dining room with feature fireplaces, kitchen with oven and hob, bathroom and three bedrooms to the first floor.

Outside there is potential for parking (subject to the necessary permissions) courtyard and further garden. EPC D



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#### Ground Floor

Hall  
Storage cupboard, radiator.

Lounge  
3.50m (11'6") max x 3.01m (9'11")  
Ornamental fireplace, box window to front, radiator.

Dining Room  
4.12m (13'6") x 3.48m (11'5")  
Radiator, door to garden, stairs to first floor and landing, open plan to:

Kitchen  
3.01m (9'10") x 2.56m (8'5")  
Fitted with wall and base units with double oven, hob and hood, one and half bowl sink unit with mixer tap, gas fire boiler, cupboard, window to side.

Bathroom  
Fitted with a three piece suite comprising bath with electric shower over, wash handbasin and WC, plumbing for washing machine, window to side, heated towel rail.

First Floor & Landing  
Access to loft which is part boarded.

Bedroom 1  
4.12m (13'6") x 3.46m (11'4")  
Window to front, radiator.

Bedroom 2  
3.49m (11'5") x 3.18m (10'5")  
Window to rear, radiator, double door cupboard.

Bedroom 3  
3.05m (10') x 2.56m (8'5")  
Window to rear, radiator.

#### Outside

The front of property is laid to low maintenance slate mainly but could facilitate off road parking subject to the necessary planning permissions. To the rear there is a small courtyard directly attached to the back door with a further garden area down a small pathway which is laid mainly to lawn with shed and raised beds.

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 £40 + VAT (£48) 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.



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