

Guide Price

£300,000 - £325,000

6 Nene Parade, March, PE15 8TD



**To arrange a viewing call us now on 01354 701000**

Guide Price £300,000 - £325,000. Located on the banks of the river Nene plus very close to all local amenities this house offers a generous amount of accommodation within including good size lounge, dining room, kitchen/breakfast room, ground floor cloakroom, four double bedrooms with two ensembles plus dressing room and family bathroom. Outside there is carport and enclosed courtyard. EPC C

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#### Ground Floor

##### Lounge

6.52m (21'5") max x 4.14m (13'7")  
Double glazed sash style window to front and side, fireplace with stone surround, two radiators.

##### Inner Hallway

Double glazed sash style window to side, radiator, stairs to first floor and landing, seating area with storage, double door to Kitchen/Breakfast Room, open plan to Dining Room, door to carport.

##### WC

Fitted with WC and wash hand basin, radiator.

##### Kitchen/Breakfast Room

5.15m (16'11") x 3.04m (10')  
Re-fitted with a range of wall and base units with breakfast bar, range style cooker, integral dish washer and washing machine, gas fired boiler, one and half bowl sink unit with mixer taps, solid wood worktops, double glazed window to side, radiator, door to rear garden.

##### Dining Room

4.27m (14') x 2.40m (7'11")  
Radiators, double doors to rear garden.

#### First Floor & Landing

Double glazed window to side, airing cupboard housing hotwater tank, radiator.

##### Bedroom 2

5.10m (16'9") x 2.97m (9'9")  
Double glazed sash style window to front, radiator.

##### En-suite Shower Room

Fitted with an oversized shower unit, WC and wash hand basin, double glazed window to rear, radiator.

##### Bedroom 3

4.15m (13'7") x 4.05m (13'4")  
Two double glazed sash style windows to front, radiator.

##### Bedroom 4

4.15m (13'7") x 2.34m (7'8")  
Double glazed window to side, radiator.

##### Family Bathroom

Fitted with a four piece suite comprising double ended bath, shower unit, WC and vanity wash hand basin, double glazed window to side, heated towel rail, tiled flooring.

#### Second Floor

##### Landing/Study Area

Skylight window, storage cupboard.

##### Bedroom 1

5.48m (18') x 4.35m (14'3")  
Two double glazed sash style windows to front, double glazed window to rear, two radiators.

##### En-suite Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin, heated towel rail, tiled flooring.

##### Dressing Room

Radiator, hanging rail.

#### Outside

To the front there are double gates opening to the carport with lighting and door to inner hallway. At the rear the fully enclosed courtyard garden is laid to artificial grass with seating area with inset lighting and brick built BBQ. Courtyard measures 4.31m x 3.36m

#### Freehold

Council tax band C

#### Buyer ID Checks

To meet legal requirements, we must verify

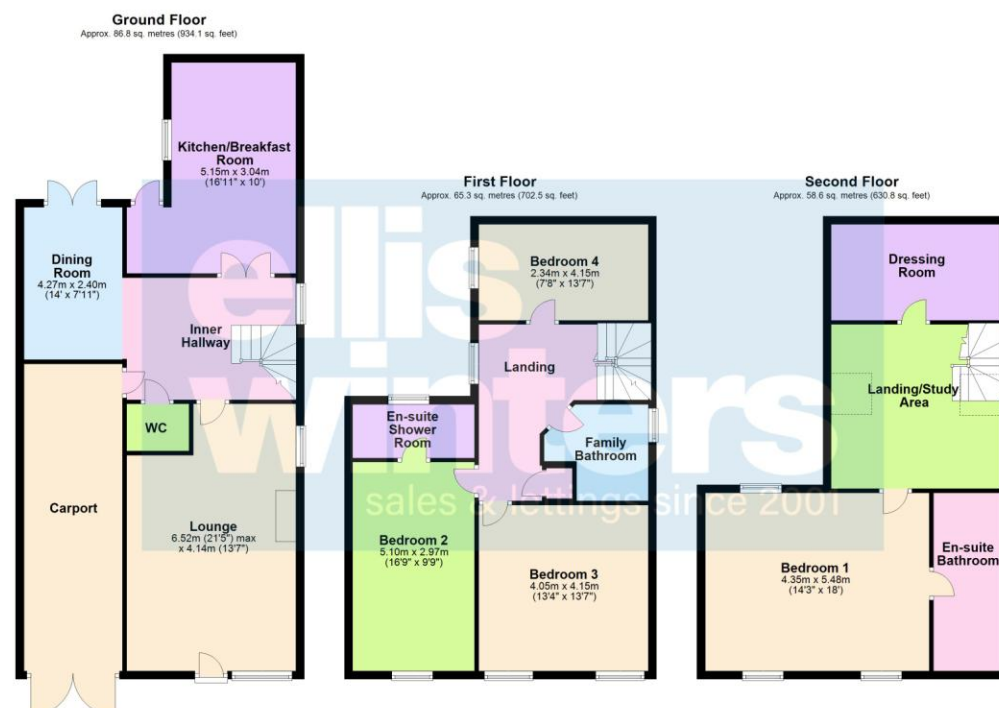
the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum 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.

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