

Offers In Excess Of

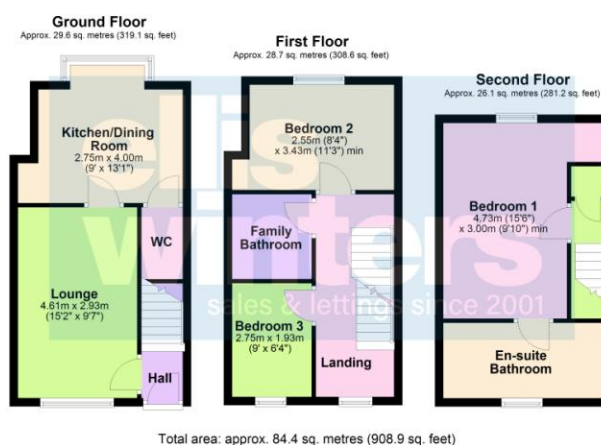
£170,000

1 Pocklington Court, March, PE15 9JG



To arrange a viewing call us now on 01354 701000

Offered with no chain this great property boasts a central location and plenty of accommodation including lounge, kitchen/diner with integral appliances, ground floor cloakroom, three bedrooms set over two floors, a four piece ensuite to the master and family bathroom. Outside there is a courtyard garden and allocation parking space. EPC C



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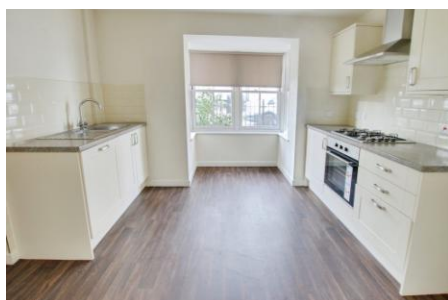
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Ground Floor

Hall
Radiator, stairs to first floor and landing.



Lounge
4.61m (15'2") x 2.93m (9'7")
Window, radiator.

Kitchen/Dining Room
4.00m (13'1") x 2.75m (9')
Fitted with wall and base units with integral oven, hob, hood, dishwasher, space for washing machine, one and half bowl sink unit with mixer tap, box bay window, radiator.



WC
Fitted with vanity wash hand basin and WC, radiator.

First Floor & Landing
Window, radiator, stairs to second floor.

Bedroom 2
3.43m (11'3") min x 2.55m (8'4")
Window, radiator.

Bedroom 3
2.75m (9') x 1.93m (6'4")
Window, radiator.



Family Bathroom
Fitted with three piece suite comprising bath, wash hand basin and WC, radiator.

Second Floor & Landing
Cupboard housing gas fired boiler.

Bedroom 1
4.73m (15'6") x 3.00m (9'10") min
Window, radiator.



En-suite Bathroom
Fitted with a four piece suite comprising bath, shower cubicle, wash hand basin and WC, window, radiator and heated towel rail.

Outside
There is an allocated parking space and courtyard garden.

Freehold
Council tax band B

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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