

# £215,000

38C Nene Parade, March, PE15 8TD



To arrange a viewing call us now on 01354 701000

Located close to town ON THE BANKS OF THE RIVER this semi detached home has much to offer including a GENEROUS LOUNGE/DINER, kitchen and lean to conservatory, ground floor bathroom and THREE BEDROOMS. Outside there is PARKING AND REAR GARDEN plus riverbank with RIPARIAN RIGHTS. No chain! EPC E



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#### Ground Floor

##### Hall

Radiator, stairs to first floor and landing.



##### Lounge/Dining Room

6.51m (21'4") x 3.84m (12'7")

Storage cupboard, bay window to front, window to rear, radiator.

##### Kitchen 3.44m (11'4") x 2.10m (6'11")

Fitted with wall and base units with integral oven, hob and hood, sink unit with mixer tap, plumbing for washing machine, gas fired boiler in need of replacing, window to side, door to:

##### Lean-to

Door to rear garden, storage cupboard.



##### Bathroom

Fitted with bath and wash hand basin, window to side, heated towel rail.

##### WC

Fitted with WC, window to rear, radiator.

##### First Floor & Landing

Window to side, access to loft.

##### Bedroom 1

3.84m (12'7") x 3.05m (10')

Cupboard, window to front.



##### Bedroom 2

3.30m (10'10") x 2.43m (8')

Window to rear.

##### Bedroom 3

2.41m (7'11") x 2.31m (7'7")

Window to rear.



#### Outside

There is a small garden area to the front of the property and the other side of the walkway (which is pedestrian access only) there is a further garden area which sits on the riverside and benefits from Riparian rights and measures approx. 20ft wide. The rear garden is laid to patio and lawn with mature flower and shrub borders with a selection of trees, fishpond and outbuildings. There is then a hard standing area that is utilized as parking for multiple vehicles accessed via Creek Road.

#### 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.

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