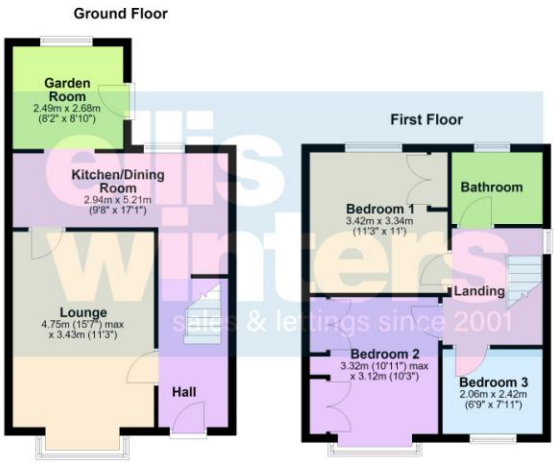
£210,000

70 Badgeney Road, March, PE15 9AT



To arrange a viewing call us now on 01354 701000

Located close to town this end terraced home is ideal for a first time buyer and offers a good level of space both inside and out! Accommodation comprises good size lounge with box bay window, kitchen/diner opening to a garden room, three good size bedrooms and first floor bathroom. Outside there is off road parking for multiple vehicles plus a generous rear garden. Viewing advised! EPC D



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Ground Floor

Hall
Radiator, stairs to first floor and landing.

Lounge
4.75m (15'7") max x 3.43m (11'3")
Box bay window to front, radiator.

Kitchen/Dining Room
5.21m (17'1") x 2.94m (9'8")
Wall and base units with electric cooker point, space for washing machine, one and half bowl sink unit with mixer tap, gas fired boiler, window to rear, radiator, open plan to:

Garden Room
2.68m (8'10") x 2.49m (8'2")
Window to rear, door to garden.

First Floor & Landing
Window to side, access to loft.

Bedroom 1
3.42m (11'3") x 3.34m (11')
Window to rear, airing cupboard, radiator.

Bedroom 2
3.32m (10'11") max x 3.12m (10'3")
Box bay window to front, two double wardrobes and cupboards.

Bedroom 3
2.42m (7'11") x 2.06m (6'9")
Window to front, radiator.

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

Outside
To the front of the property there is a block weave driveway providing off road parking for multiple vehicles. A gated side access leads to the generous rear garden which is mainly laid to lawn with a gravelled and decked area with outside water supply. There is a pedestrian right of way across the garden.

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 £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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