

£195,000

46 New Park, March, PE15 8RS



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Located within easy reach of the town centre and train station this fabulous semi detached home is larger than it looks with two reception rooms, great kitchen, ground floor bathroom, three double bedrooms and first floor WC. Outside there is a dropped kerb if someone desired off road parking and private, west facing garden with insulated summerhouse. EPC E



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Ground Floor



Lounge
3.63m (11'11") x 3.41m (11'2")
Window to front, ornamental fire surround with shelving, radiator.

Lobby
Understairs cupboard.



Dining Room
3.63m (11'11") x 3.47m (11'5")
Window to rear, two windows to side, radiator, stairs to first floor and landing.

Kitchen
5.00m (16'5") x 2.24m (7'4")
Fitted with wall and base units with range style cooker, double fridge/freezer, space for washing machine, tumble drier and slimline dishwasher, one and half bowl sink unit with mixer tap, two windows to side, radiator, door to garden.



Bathroom
Fitted with a three piece suite comprising bath with mixer tap shower, wash hand basin and WC, window to side, radiator, cupboard housing gas fired boiler.

First Floor & Landing
Access to loft with ladder and fully boarded.



Bedroom 1
3.63m (11'11") x 3.39m (11'2")
Storage cupboard with window to side, window to front, radiator.

Bedroom 2
2.60m (8'6") x 2.44m (8')
Window to rear, radiator, double door wardrobe.

Bedroom 3
2.83m (9'3") x 2.24m (7'4")
Window to side, radiator.

WC
Fitted with vanity wash hand basin and WC.

Outside
To the front of the property there is a gravelled area suitable for parking if someone desires. A gated side access leads to the generous west facing garden which is laid to patio and lawn with outside water supply and bin store. The lawn has flower borders and the insulated summerhouse 4m x 4m with double doors has much potential.

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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