

# £175,000

96 Station Road, March, PE15 8NH



To arrange a viewing call us now on 01354 701000

Requiring renovation this detached home is offered with no chain and is located close to the train station and town. Accommodation comprises lounge with separate dining room, good size kitchen/breakfast room, two double bedrooms and first floor bathroom. Outside there is a west facing garden and garage with rear vehicular access. EPC E



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## Ground Floor

Hall  
Stairs to first floor.

Lounge  
3.95m (12'11") x 3.66m (12')  
Bay window to front, fireplace, radiator.

Dining Room  
3.95m (12'11") x 3.64m (11'11")  
Window to rear, fireplace, storage cupboard, radiator, under stairs cupboard with window to side.



Kitchen/Breakfast Room  
5.64m (18'6") x 2.43m (8')  
Wall and base units, sink unit, two windows to side, radiator, door to side.

Lean-to  
Door to garden.



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

Bedroom 1  
3.95m (12'11") x 3.66m (12')  
Storage cupboard, window to front, radiator.

Bedroom 2  
3.60m (11'10") x 3.01m (9'11")  
Window to rear, radiator, storage cupboard.

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



## Outside

The West facing rear garden is in need of some attention and has a number of outbuildings and outside WC. There is vehicular access at the rear leading to a garage, in need of attention.

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 £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.

ellis winters 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)