

Offers In Region Of

£145,000

3 Pocklington Court, March, PE15 9JG



To arrange a viewing call us now on 01354 701000

Offered with no chain and located in the heart of the town in a private courtyard this house has much to offer including a nice size lounge/diner which opens to the kitchen with oven and hob plus a ground floor cloakroom. To the first floor there are two double bedrooms and shower room. Outside there is hardstanding for parking and small garden area. EPC C



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Ground Floor



Lounge 4.36m (14'4") x 4.03m (13'3")
Window to front, radiator, stairs to first floor, open plan to:

Kitchen 4.22m (13'10") x 2.55m (8'4") max
Fitted with a range of wall and base units, integral oven, hob and hood, sink unit with mixer tap, space for washing machine and tumble drier, radiator, door.

WC

Two piece suite comprising, wash hand basin and WC, radiator.



First Floor & Landing
Skylight window, cupboard housing gas fired boiler.

Bedroom 1
4.36m (14'4") x 3.27m (10'9") max
Two windows to front, two skylights, two radiators, cupboard/wardrobe.



Bedroom 2
2.85m (9'4") x 2.06m (6'9")
Window to rear, radiator.

Shower Room
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, skylight, radiator.

Outside

There is off road parking and a small garden area to the front of the property that is all laid to hard standing.



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 £49 plus VAT 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 www.elliswinters.co.uk

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