

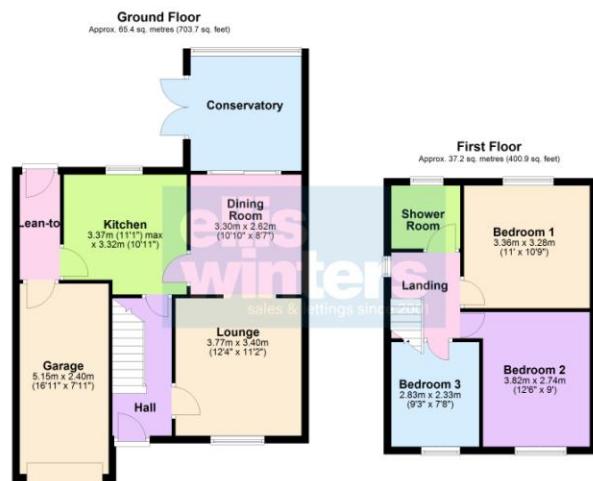
# £225,000

209 Badgeney Road, March, PE15 9AZ



To arrange a viewing call us now on 01354 701000

Offered with no chain this established semi detached home has great accommodation comprising lounge opening to dining room, conservatory overlooking the garden, kitchen with oven and hob, three bedrooms and first floor shower room. Outside there is ample parking, garage and fabulous south facing garden. EPC D



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#### Ground Floor

##### Hall

Stairs to first floor and landing, radiator.

##### Lounge

3.77m (12'4") x 3.40m (11'2")  
Window to front, radiator, ornamental fireplace.

##### Dining Room

3.30m (10'10") x 2.62m (8'7")  
Radiator, patio doors to rear.

##### Conservatory

Brick and glazed with radiator, double doors to garden.

##### Kitchen

3.37m (11'1") max x 3.32m (10'11")  
Fitted with wall and base units with integral double oven, hob and hood, space for washing machine, gas fired boiler, sink unit with mixer tap, window to rear, door to side.

##### Lean-to

Door to garden.

##### First Floor & Landing

Window to side, radiator, access to loft some boarding and ladder.

##### Bedroom 1

3.36m (11') x 3.28m (10'9")  
Window to rear, radiator.

##### Bedroom 2

3.82m (12'6") x 2.74m (9')  
Window to front, radiator.

##### Bedroom 3

2.83m (9'3") x 2.33m (7'8")  
Window to front, radiator.

##### Shower Room

Fully tiled and fitted with a three piece suite comprising shower, wash hand basin and WC, window to rear, radiator.

##### Outside

There is off road parking leading to the Garage 5.15m x 2.4m with electric door and fitted with light and power. The south facing rear garden is laid to patio and lawn with outside water supply and brick built shed 3.6m x 2.32m and fitted with light and power.

##### 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 £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

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