

# £180,000

1 St Andrews Court , March, PE15 9GE



To arrange a viewing call us now on 01354 701000

Offered with no chain and located close to town this well presented home boasts a dual aspect lounge, kitchen with oven and hob, ground floor cloakroom, two bedrooms and first floor bathroom. Outside there is enclosed garden and allocated parking. Viewing is a must to fully appreciate this lovely home. EPC C



**ellis winters**  
sales & lettings since 2001

# £180,000

1 St Andrews Court , Badgeney Rd, March, PE15 9GE



Offered with no chain and located close to town this well presented home boasts a dual aspect lounge, kitchen with oven and hob, ground floor cloakroom, two bedrooms and first floor bathroom. Outside there is enclosed garden and allocated parking. Viewing is a must to fully appreciate this lovely home.

#### Ground Floor

**Hall**  
Window to front, radiator, stairs to first floor.

**WC**  
Fitted with WC and vanity wash hand basin, radiator.

**Lounge/Dining Room**  
5.11m (16'9") x 3.71m (12'2")  
Two windows to rear, two windows to front, radiator, open plan to:

**Kitchen**  
2.93m (9'7") x 2.40m (7'10")  
Wall and base units with integral double oven, hob and hood, space for washing machine, sink unit, window to rear, door to garden.

**First Floor & Landing**  
Cupboard housing gas fired boiler, access to loft with lighting.

**Bedroom 1**  
4.10m (13'6") x 2.76m (9'1")  
Two windows to rear, double wardrobe, radiator.

**Bedroom 2**  
3.98m (13'1") x 2.23m (7'4")  
Storage cupboard, two windows to front, radiator.

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

#### Outside

There is an allocated parking space with a gate at one side opening to the rear garden which is laid to patio and artificial grass with outside water supply and electric.

It should be noted that there is an annual charge of £150 for maintenance of the car park.

**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 plus VAT per transaction (£48 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 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)

**ellis winters**  
sales & lettings since 2001

