



# MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

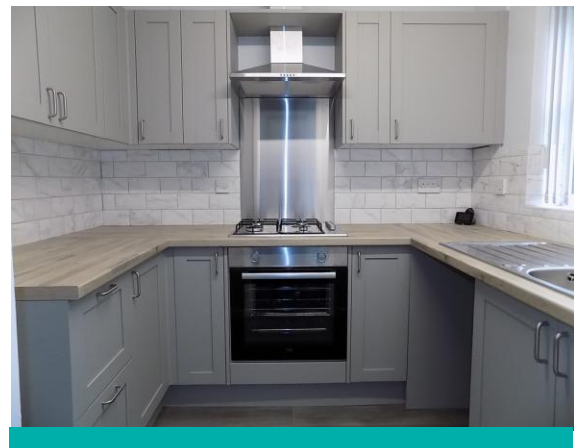
## £950 pcm



Ref: C7289/2

**71 Camargue Drive, March,  
Cambridgeshire, PE15 9PF**

MODERN TERRACED HOUSE with accommodation including entrance lobby, lounge/diner, newly fitted kitchen, 2 bedrooms and bathroom. Having gas central heating and double glazing the property further benefits from fitted wardrobes to the main bedroom, gardens, garage and parking. Deposit and rent payable in advance.



Offices at March and Wisbech

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**ENTRANCE HALL** From double glazed front entrance door into entrance lobby, radiator with cover.

**LOUNGE/DINER** 14' 8" x 19' 11" max (4.47m x 6.07m) Double glazed window to front and double glazed sliding patio door to rear, 2 radiators, stairs leading off.

**KITCHEN** 7' 11" x 6' 7" (2.41m x 2.01m) Having newly fitted kitchen including single drainer stainless steel sink unit, a range of matching wall and base units, worktop surfaces with tiled splashbacks, fitted electric oven, 4 ring gas hob and canopy extractor hood over, space and plumbing for automatic washing machine, fridge/freezer to be included, wall mounted electric heater, double glazed window to rear.

**FIRST FLOOR** Stairs and landing, loft access, boiler cupboard housing wall mounted Viessman gas fired boiler, storage cupboard.

**BEDROOM ONE** 11' 4" x 9' 8" (3.45m x 2.95m) Built in wardrobes to one wall with drawer/dressing table area and inset mirror, double glazed window to front, radiator.

**BEDROOM TWO** 10' x 6' 8" max (3.05m x 2.03m) Double glazed window to rear, radiator.

**BATHROOM** 7' 8" x 4' 8" (2.34m x 1.42m) Having 3 piece suite including panelled bath with hot and cold mixer and shower attachment, tiled surround, vanity wash basin and low level wc, half tiled walls, double glazed window to rear, extractor fan.

**OUTSIDE** The property has an open plan front garden laid to gravel providing off road parking and another parking space to side on the hardstanding Paved area leading to front entrance door. The rear garden is enclosed by fencing and laid to paved patio and gravel, paved path to gated access to rear.

**GARAGE** Brick built with up and over door to front and situated in a nearby block.

**SERVICES** Mains water, electricity, gas and drainage. Radiator central heating and hot water via gas fired boiler.

**DIRECTIONS** From our High Street March Office turn left and follow High Street over the mini roundabout and to the traffic lights. Continue straight over at the traffic lights onto The Causeway and then into The Avenue. Once on The Avenue turn left into Cavalry Park and second right into Camargue Drive.

**COUNCIL TAX** BAND A - £1,553

**EPC RATING** C

**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**TENANCY DEPOSIT** For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

**PARTICULARS PREPARED** 7th January 2025



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