



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £1,500 pcm



Ref: M5070

### **The Chestnuts, 62 Elwyn Road, March, Cambridgeshire, PE15 9DB**

Established detached chalet situated just off the town centre. Having ample car parking, garage and gardens the property further benefits from gas central heating and accommodation including reception hall, lounge/diner, kitchen/breakfast room, cloakroom, utility room, study, ground floor bedroom with en-suite and first floor suite including large bedroom and bathroom. Rent and deposit payable in advance.





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**RECEPTION HALL** From double front entry door, textured and covered ceiling, stairs leading off, under stairs cupboard, radiator, range of built in storage cupboards.

### L SHAPED LOUNGE/DINER

**LOUNGE AREA** 27' x 12' 11" (8.23m x 3.94m) Skirting radiator, wall panelled radiators, double glazed patio door, sealed unit feature window front and matching window side, recess shelving, feature fireplace (gas not connected), textured ceiling with ornate coving.

**DINING AREA** 14' 6" x 13' (4.42m x 3.96m) Glazed double doors leading to reception hall, wall panelled radiator, textured ceiling with ornate coving, double glazed patio door.

**KITCHEN/BREAKFAST ROOM** 19' 5" x 10' 8" (5.92m x 3.25m) Radiator, textured and covered ceiling with inset spot lighting, double glazed patio door, 2 double glazed windows, fitted kitchen includes a range of matching wall and base units with worktop surfaces and tiled splashbacks, one and a half bowl single drainer sink unit, fitted 5 ring gas hob with extractor over, double electric oven.

**INNER LOBBY** Textured and covered ceiling, door to garage, radiator.

**CLOAKROOM** 5' 9" x 4' 6" (1.75m x 1.37m) Double glazed window, textured and covered ceiling, radiator, low level wc and pedestal wash basin with tiled splashback.

**UTILITY ROOM** 9' 8" x 5' 10" (2.95m x 1.78m) Double glazed window, radiator, textured and covered ceiling, range of matching wall, base and tall units with worktop surface and single drainer stainless steel sink unit, space and plumber for automatic washing machine and tumble dryer, tiled splashback.

**OFFICE/GF BEDROOM** 3 14' x 13' max (4.27m x 3.96m) Textured and covered ceiling, radiator, double glazed patio door, connecting door to kitchen.

**GF BEDROOM** 2 11' 8" x 11' 8" (3.56m x 3.56m) Double glazed window, textured and covered ceiling, radiator.

**ENSUITE** 7' 10" x 6' 7" (2.39m x 2.01m) Walk in tiled shower, low level wc and pedestal wash basin, part tiled walls, double glazed window, heated towel rail, textured and covered ceiling, loft access, extractor fan, shaver point. Walk in closet with textured and covered ceiling, rail and shelf.

**FIRST FLOOR** Split level stairs to landing, textured ceiling, double glazed window, range of built in storage cupboards.

**BEDROOM 1** 15' 2" x 13' (4.62m x 3.96m) Textured and covered ceiling, 2 double glazed windows, range of built in wardrobe cupboards, radiator.

**ENSUITE BATHROOM** 10' 10" x 7' 8" (3.3m x 2.34m) Range of built in wardrobe cupboards, window, textured and covered ceiling with inset spot lighting, loft access, vanity unit with basin, inset bath and walk in shower cubicle, wall mounted Myson warm air heater, shaver point.

**SEPARATE WC** 7' 10" x 2' 10" (2.39m x 0.86m) Low level wc and bidet, double glazed window.

**GARAGE** 21' 3" x 12' 11" (6.48m x 3.94m) Glow Worm gas fired boiler, deep sink and cold water supply, windows to either side, door to side, automatic up and over door to front, built in storage cupboards, textured and covered ceiling.

**OUTSIDE** Situated on Elwyn Road the property has an impressive driveway leading to ample car parking and garage. Well stocked borders to either side of the drive. Wrought iron gates to either side of the property divide the front from the rear garden. The rear garden is laid mainly to lawn with well stocked established borders. Paved patio areas and raised beds.

**SERVICES** Mains water, electricity, gas and drainage. Heating via gas fired boiler.

**VIEWING** Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

**DIRECTIONS** From our High Street March Office turn right and travel through High Street turning 2nd right into Elwyn Road just past the Market Square. Continue on Elwyn Road where this property can then be found on the right hand side.

**COUNCIL TAX** BAND E

**EPC RATING** E

**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** 14th March 2024



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**ASK FOR DETAILS OF HOW WE CAN HELP YOU**



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