



MAXEY GROUNDS

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Residential Lettings

£650 pcm



Ref: M5093

**134 Badgeney Road, March,
Cambridgeshire, PE15 9AY**

Situated within walking distance of local amenities, a ground floor flat with enclosed front and rear gardens and off road parking. Accommodation including entrance hall, lounge, kitchen, 2 double bedrooms and bathroom. Having gas central heating and double glazing. Rent and deposit payable in advance.





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ENTRANCE HALL from front entrance door, double glazed window to front, radiator, textured ceiling.

LOUNGE 14' 3" x 11' 10" max (4.34m x 3.61m) Double glazed bay window to front, radiator, textured ceiling, ornate feature fireplace (not commissioned).

KITCHEN 9' 5" x 9' 5" (2.87m x 2.87m) Double glazed door and window to rear, electric cooker point, storage cupboard, fitted kitchen including a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit, space for upright fridge/freezer, plumbing for automatic washing machine, wall mounted Ideal gas fired boiler.

BEDROOM 1 12' 11" x 11' 5" (3.94m x 3.48m) Double glazed window to front, radiator, textured ceiling.

BEDROOM 2 12' 11" x 10' 9" (3.94m x 3.28m) Double glazed window to rear, radiator, textured ceiling, storage cupboard.

BATHROOM 6' 5" x 6' 4" (1.96m x 1.93m) Radiator, textured ceiling, double glazed window to rear, low level wc, pedestal wash basin and bath with hot and cold mixer tap and shower attachment, part tiled walls.

OUTSIDE The property has enclosures of garden to front and rear, both laid mainly to lawn. Outhouse to rear.

SERVICES Mains water, electricity, gas and drainage. Radiator central heating via gas fired boiler situated in the kitchen.

DIRECTIONS From our High Street March Office turn right and follow the High Street past the Market Place, turning second left into Elwyn Road. Following Elwyn Road take the 3rd turning left into Badgeney Road where this property can be found on the left hand side.

COUNCIL TAX BAND A

EPC RATING BAND 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 UPDATED 20 June 2023



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