



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £825 pcm



Ref: M5110

**33 Smiths Drive, March, Cambridgeshire,  
PE15 9HB**

Established terraced house with gas central heating, double glazing and enclosed garden. Accommodation includes lounge, kitchen/diner, rear lobby with cloakroom, 2 double bedrooms and bathroom. Deposit and rent payable in advance.





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**KITCHEN/DINER** 17' 8" x 10' 10" max (5.38m x 3.3m) From double glazed entry door, double glazed windows front and rear, fitted kitchen including a range of matching wall and base units with worktop surfaces and tiled splashbacks, space and plumbing for automatic washing machine, space for upright fridge/freezer, single drainer one and a half bowl sink unit, fitted 4 ring electric hob, electric cooker and canopy style extractor, textured and covered ceiling, radiator, recess shelving and storage cupboard.

**LOUNGE** 14' 4" x 11' 4" (4.37m x 3.45m) Radiator, double glazed window to front, textured and covered ceiling.

**REAR LOBBY** 9' x 8' 8" max (2.74m x 2.64m) Double glazed door and window, stairs leading off, radiator, range of built in half height storage cupboards, textured and covered ceiling, walk in utility cupboard with space and vent for tumble dryer.

**CLOAKROOM** Having low level wc and wash basin with tiled splashback, radiator, double glazed window.

**FIRST FLOOR** Stairs and landing, double glazed window, textured and covered ceiling, boiler cupboard housing wall mounted Viessman gas fired boiler.

**BEDROOM 1** 11' 5" x 11' 3" max (3.48m x 3.43m) Radiator, double glazed window, textured and covered ceiling.

**BEDROOM 2** 11' 2" x 10' 11" (3.4m x 3.33m) Radiator, 2 double glazed windows, textured and covered ceiling.

**BATHROOM** Double glazed window, radiator, textured and covered ceiling, pedestal wash basin and bath with shower over and screen, tiled splashbacks.

**SEPARATE WC** Having low level wc, double glazed window, coving to flat ceiling.

**OUTSIDE** The property has access via passageway to rear of the row of properties and also through hand gate into enclosed garden leading to double glazed entry door. Garden is laid to lawn and decking, garden shed included.

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

**DIRECTIONS** From our High Street March office turn left and travel straight on at the mini roundabout. Follow this road to the traffic lights. Turn left onto St Peters Road and follow St Peters Road into Upwell Road. Once on Upwell Road turn 2nd left onto Morton Avenue and then 1st right onto Meadow Drive. At the 'T' junction turn left onto Smiths Drive where number 33 can be found on the left hand side.

**COUNCIL TAX** BAND A

**EPC RATING** BAND D

**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** 19th May 2022



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