



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

£850 pcm



Ref: M5162

10 The Birches, March, Cambridgeshire, PE15 8DQ

MODERN SEMI HOUSE having garage and enclosed small garden. Accommodation includes entrance hall, cloakroom, lounge, kitchen, 2 bedrooms and bathroom. Benefiting from gas central heating and double glazing. Deposit and rent payable in advance.





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ENTRANCE HALL From double glazed front entrance door, double glazed window to front, radiator, coving to flat ceiling, vinyl flooring, stairs leading to first floor.

CLOAKROOM 4' 6" x 2' 11" (1.37m x 0.89m) Having white suite comprising low level wc and hand basin, tiled splashbacks, vinyl flooring, extractor fan.

LOUNGE/DINER 13' 8" x 11' 9" (4.17m x 3.58m) Glazed entry door from hallway, coving to flat ceiling, double glazed window to side, double glazed patio doors leading to the garden, tv and telephone points, vinyl flooring.

KITCHEN 12' 5" x 5' 11" (3.78m x 1.8m) Glazed entry door from hallway, coving to flat ceiling with inset spot lighting, double glazed window to front, (Please note kitchen to be completely renovated before start of tenancy) fitted kitchen will include a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit, built in electric oven and hob with extractor above, space and plumbing for automatic washing machine, radiator, vinyl flooring.

FIRST FLOOR Stairs and landing, coving to flat ceiling, loft hatch to ceiling, boiler cupboard housing Viessmann gas fired boiler.

BEDROOM 1 9' 10" x 9' 7" (3m x 2.92m) Coving to flat ceiling, double glazed window to rear, radiator, fitted wardrobe cupboards to the length of one wall with fitted shelf and hanging rail.

BEDROOM 2 8' 10" x 8' 5" (2.69m x 2.57m) Radiator, coving to flat ceiling, double glazed window to front, built in wardrobe cupboard with shelves and hanging rail.

BATHROOM 7' 1" x 5' 1" (2.16m x 1.55m) Half tiled walls, coving to flat ceiling painted with inset spotlights, extractor fan, white suite including bath with shower over, pedestal wash basin and low level

wc, double glazed window to side, light/shaver point, radiator.

GARAGE Driveway leading to garage with up and over front door.

GARDEN The property has an open plan front garden laid to lawn with paved pathway to front entrance door. Driveway to the side for access to the garage and for off road parking. Side entrance gate leads to the enclosed small rear garden which is laid to lawn with patio area.

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

DIRECTIONS From our High Street March Office turn right and travel through High Street into Broad Street. Turn left out of Broad Street into Dartford Road and follow Dartford Road into Wisbech Road. Continue straight on at the mini roundabout near 'The Men of March' public house and then turn left onto The Birches where this property can be found on your left hand side.

COUNCIL TAX BAND A

EPC RATING BAND

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 2nd June 2023



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