



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£850 pcm



Ref: M3200

3 Westry Cottages, 415 Wisbech Road, March, Cambridgeshire, PE15 0BA

TERRACED HOUSE situated on the outskirts of the town with accommodation including lounge, dining room, kitchen, ground floor bathroom and three bedrooms. Having double glazing and Calor gas central heating, the property further benefits from allocated parking to front and enclosed rear garden. Drainage charges included in rent paid. Deposit and rent payable in advance.





MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428820

Residential Lettings

DINING ROOM 13' 10" x 10' 5" (4.22m x 3.18m)
From front entrance double glazed door, double glazed window to front, radiator.

LOUNGE 13' 11" x 13' 0" (4.24m x 3.96m) Double glazed window to rear, understairs storage cupboard, radiator.

KITCHEN 8' 6" x 7' 8" (2.59m x 2.34m) Double glazed window to side, fitted kitchen including a range of matching wall, base and drawer units with worktop surfaces, stainless steel round single bowl sink unit with drainer and hot and cold mixer tap, canopy extractor fan, electric hob and electric oven, radiator, tiled walls and floor, door to rear lobby.

REAR LOBBY Tiled walls and floor, radiator, double glazed door to rear yard.

GROUND FLOOR BATHROOM 8' 6" x 6' 0" (2.59m x 1.83m) Frosted double glazed windows to side and rear, white suite including pedestal wash hand basin, bath with shower over and low level wc, tiled walls and floor, cupboard housing gas fired boiler, extractor fan.

BEDROOM ONE 13' 11" x 10' 5" (4.24m x 3.18m) Double glazed window to front, wardrobe cupboard, radiator.

BEDROOM TWO 12' 10" x 9' 5" (3.91m x 2.87m) Double glazed window to rear, wardrobe cupboard, radiator.

BEDROOM THREE 8' 7" x 7' 10" (2.62m x 2.39m) Double glazed window to side, radiator.

OUTSIDE Allocated parking to the front of the property. The rear garden is accessed through the property or via a gate to the rear of the terrace. The enclosed garden is laid to paved patio and lawn with pathway leading to rear gate. Brick and block built outhouses.

SERVICES Mains water and electricity. Calor gas for central heating is supplied from a shared tank. The landlord arranges for delivery of gas when required. Each property is individually metered and access will be arranged periodically for reading of the meter. Following meters being read, tenants will be invoiced for their gas usage. Drainage is to shared septic tank and the costs of emptying are included in the rent paid.

DIRECTIONS From our High Street March Office turn right and travel into Broad Street. Turn left into Dartford Road and follow this road out of the town to the roundabout. Take the 3rd exit onto the A141 towards Wisbech. Following this road past the entry to Tesco's, 3 Westry Cottages, 415 Wisbech Road can be found on your right hand side just past the hand car wash.

COUNCIL TAX BAND A

EPC RATING BAND 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 UPDATED 12th September 2023



MAXEY
GROUNDS





MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607105

Residential Lettings

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.