



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £875 pcm



Ref: M5124

### **57 Cawood Close, March, Cambridgeshire, PE15 8UW**

Modern DETACHED BUNGALOW situated in a CUL-DE-SAC LOCATION. Benefiting from gas central heating and double glazing. Having garage with driveway and enclosed rear garden, accommodation includes entrance hall, lounge, kitchen, conservatory, two bedrooms and bathroom. Deposit and rent payable in advance.





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**HALLWAY** From double glazed front entrance door, radiator, loft hatch, textured ceiling, airing cupboard and storage cupboard.

**LOUNGE** 16' 10" x 10' 8" (5.13m x 3.25m) Double glazed window to front, double glazed patio door to rear, radiator, fireplace with electric coal effect fire, textured ceiling.

**KITCHEN** 14' 02" x 7' 08" (4.32m x 2.34m) Double glazed window to rear, fitted with range of matching wall and base units with worktop surfaces and tiled splashbacks, ceramic single drainer sink unit, space for plumbing for washing machine, built in oven and hob with extractor fan over, door to conservatory.

**CONSERVATORY** Brick built conservatory with double glazed windows and door, radiator.

**BEDROOM ONE** 10' 5" x 10' 5" (3.18m x 3.18m) Double glazed window to rear, radiator, built in wardrobe cupboard with matching dressing table, textured ceiling.

**BEDROOM TWO** 11' 1" x 8' 11" (3.38m x 2.72m) Double glazed window to front and side, radiator, built in cupboard, textured ceiling.

**BATHROOM** 6' 11" x 5' 05" (2.11m x 1.65m) Double glazed window to side, fully tiled walls, bath with shower attachment over, pedestal wash hand basin and low level wc, radiator, textured ceiling.

**GARAGE** Driveway to garage with up and over door and personal wooden door to side.

**OUTSIDE** The property has an open plan frontage with gravelled borders and post and chain fencing. Enclosed rear garden with gravelled borders and lawn.

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

**DIRECTIONS** From our High Street March Office turn right and follow High Street into Broad Street. Turn right at the traffic lights onto Station Road. Follow Station Road past the railway station into Elm Road, taking the 2nd exit off the 1st mini roundabout in Estover Road. Take the 1st turning right off Estover Road into Cawood Close and this property can be found on the left handside.

**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.

**COUNCIL TAX BAND B**

**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 PREPARED** 2nd February 2024



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- **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.