



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£875 pcm



Ref: M5261

**77 Upwell Road, March, Cambridgeshire,
PE15 9ED**

REFURBISHED MID TERRACED 2 BED on the OUTSKIRTS OF THE TOWN. Accommodation includes lounge, dining room, kitchen, 2 first floor bedrooms and bathroom. Having gas central heating, double glazing, car parking and garden. Deposit and rent payable in advance.





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LOUNGE 11' 06" x 9' 08" (3.51m x 2.95m) Double glazed door to front, double glazed window to front, radiator, feature fireplace, storage cupboard, textured ceiling.

DINING ROOM 13' 1" in recess x 9' 11" (3.99m x 3.02m) Double glazed window to rear, radiator, flat ceiling, tv point, under stairs cupboard.

KITCHEN 9' 2" x 7' 9" (2.79m x 2.36m) Double glazed door to rear, double glazed window to side, flat ceiling, range of matching wall, base and drawer units with worktop surfaces, stainless steel sink and drainer, gas hob and electric oven with extractor fan above, tiled splashbacks.

FIRST FLOOR Stairs and landing, radiator.

BEDROOM ONE 13' 1" x 9' 8" (3.99m x 2.95m) Double glazed window to front, feature fireplace, radiator, flat ceiling, tv point, storage cupboard.

BEDROOM TWO 9' 10" x 9' 11" (3m x 3.02m) Double glazed window to rear, radiator, flat ceiling, tv point, storage cupboard.

BATHROOM 9' 1" x 7' 11" (2.77m x 2.41m) Double glazed window to rear, towel radiator, flat ceiling with loft hatch, low level wc, vanity wash hand basin, bath with shower over, airing cupboard housing the gas fire boiler.

OUTSIDE Handgate leading to paved pathway to front entrance door with gravelled frontage. Concrete enclosed back yard to back door with shared access to rear garden with one storage shed, lawn to be turfed and gravelled parking to rear.

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

DIRECTIONS From our High Street March Office turn left and travel straight across at the mini roundabout. Turn left at the traffic lights into St Peters Road and follow St Peters Road into Upwell Road. Once on Upwell Road following the road straight over the mini roundabout and this property can be found on the right handside.

COUNCIL TAX BAND A - £1,477

EPC RATING 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 23rd 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.