



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £950 pcm



Ref: M5312

### **1 Ashbeach Road, March, Cambridgeshire. PE15 9AL**

Situated within walking distance of the TOWN CENTRE with accommodation including entrance hall, lounge, kitchen, downstairs bathroom, separate wc, 3 bedrooms. Having gas central heating and double glazing, parking to front and side. Garden. Rent and deposit payable in advance.





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**ENTRANCE HALL** From double glazed front entrance door, double glazed window to side, radiator, flat ceiling with light.

**LOUNGE** 15' 06" x 10' 10" (4.72m x 3.3m) Double glazed window to front, radiator, flat ceiling with lights, brick built fireplace with wood mantel and tiled hearth, tv and telephone points, understairs cupboard.

**KITCHEN** 10' 2" x 7' 2" (3.1m x 2.18m) Two double glazed windows to rear, double glazed entrance door to rear, floor heater with thermostat control, flat ceiling with light, range of wall, base and drawer units with worktop surface and tiled splashbacks, oven and hob with stainless steel splashback, stainless steel drainer with sink bowl unit, plumbing and space for washing machine, space and plumbing for three quarter dishwasher.

**GF BATHROOM** 7' 1" x 4' 10" (2.16m x 1.47m) Double glazed frosted window to rear, bath with shower attachment over, half tiled walls, pedestal wash hand basin, towel radiator, flat ceiling with light.

**SEPARATE WC** 4' 10" x 3' 1" (1.47m x 0.94m) Frosted double glazed window to side, radiator, low level wc, tiled splashback, stop tap.

**FIRST FLOOR** Stairs and landing, flat ceiling with light and smoke alarm.

**BEDROOM ONE** 15' 5" x 9' 05" (4.7m x 2.87m) Double glazed window to front, radiator, feature fireplace, tv point, flat ceiling with light.

**BEDROOM TWO** 11' 09" x 7' 04" (3.58m x 2.24m) Double glazed window to rear, radiator, flat ceiling with light, two wall shelves, cupboard housing boiler, fuse box and electric meter.

**BEDROOM THREE** 8' 10" x 6' 11" (2.69m x 2.11m) Double glazed window to rear, radiator, flat ceiling with light and loft hatch.

**GARDEN** Front and side parking with access to rear garden. Patio and gravel area to back with lawn and established tree.

**SERVICES** Mains water, electricity, gas and drainage. Heating via gas fired boiler.

**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.

**DIRECTIONS** From our High Street March Office turn right and following High Street turn 2nd right into Elwyn Road. Once on Elwyn Road turn 2nd left into Deerfield Road and first left into Ashbeach Road where this property can be found on your left.

**COUNCIL TAX** BAND A - £1,553

**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** 22nd July 2024





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- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
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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.