



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£1,350 pcm



Ref: M5343

7 Regent Avenue, March, Cambridgeshire, PE15 8LW

Situated within walking distance of the TOWN CENTRE with accommodation including entrance hall, lounge, dining area, kitchen, downstairs shower room, 3 bedrooms and family bathroom. Garage with off road parking. Enclosed gardens. Having gas central heating and double glazing. Rent and deposit payable in advance.





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ENTRANCE HALL From front entrance double glazed door, vinyl laminated style flooring, coving and flat ceiling with light, fuse box, double glazed side window.

LOUNGE 12' 10" x 11' 11" (3.91m x 3.63m) Double glazed bay window to front, coving and flat ceiling with light, radiator, tv points, USB points off sockets, fireplace with hearth and electric fire.

DINING AREA 15' 4" x 11' 5" (4.67m x 3.48m) Double glazed window to side, coving and flat ceiling with light, telephone point, through window to side entrance porch, radiator, tiled floor, under stairs cupboard with double glazed window and radiator.

KITCHEN 16' 6" x 9' 11" (5.03m x 3.02m) Double glazed door and window to rear, radiator, tiled floor, flat ceiling with spotlights, range of wall and base units with worktop surfaces and splashbacks, single bowl sink unit with drainer, induction hob, built in oven and microwave, integrated fridge/freezer, integrated dishwasher and washing machine.

SIDE ENTRANCE PORCH Side double glazed door, laminated flooring, flat ceiling with spotlights.

DOWNSTAIRS SHOWER ROOM 6' 7" x 3' 7" (2.01m x 1.09m) Double glazed window to side, flat ceiling with lights and extractor fan, fully tiled shower cubicle, tiled walls, low level wc, wash hand basin.

FIRST FLOOR Stairs and landing, double glazed window to side, coving, flat ceiling with lights.

BEDROOM ONE 15' 4" x 10' 11" (4.67m x 3.33m) Two double glazed windows to front, coving, flat ceiling with light, radiator, tv point, USB points off plug sockets.

BEDROOM TWO 11' 11" x 11' 6" (3.63m x 3.51m) Double glazed window to side, radiator, coving, flat ceiling with light, tv point, airing cupboard housing gas fired boiler.

BEDROOM THREE 11' x 10' (3.35m x 3.05m) overall measurements Double glazed window to side, laminated flooring, radiator, coving, flat ceiling with light.

FAMILY BATHROOM 8' 6" x 6' (2.59m x 1.83m) Double glazed window to side, tiled flooring, three quarters of the walls tiled, coving, flat ceiling with spotlights and extractor fan, bath with shower over, low level wc, hand wash basin with draw below.

GARAGE 16' 9" x 9' 7" (5.11m x 2.92m) Up and over garage door, personal side door.

OUTSIDE Gravelled front garden with low fencing to front. Gates to side through off road parking leading to garage. Back garden patio area, fish pond, lawn and shrubs.

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 March High Street Office turn right into Broad Street, and at the mini roundabout turn first left and then a immediate right into Darthill Road. At the bottom of this road turn right into Regent Avenue and this property can be found on the right handside.

COUNCIL TAX BAND C - £2,072

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 13th November 2024



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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.