



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£850 pcm



Ref: M5347

**73 West End, March, Cambridgeshire,
PE15 8DJ**

END TERRACE HOUSE. Situated in a popular residential location and having lounge, kitchen, 2 bedrooms, 2 bathrooms . Allocated parking to rear, enclosed rear garden. Benefiting from gas central heating and double glazing. Deposit and rent payable in advance.





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LOUNGE 12' 1" x 12' 11" (3.68m x 3.94m) From double glazed front entrance door, double glazed window to front, radiator, flat ceiling with light, brick built fireplace with tiled hearth and wooden mantel, laminated flooring.

KITCHEN 11' 6" x 10' (3.51m x 3.05m) Double glazed window to rear, laminated flooring, flat ceiling with light, range of wall and base units with worktop surfaces and tiled splashbacks, stainless steel sink bowl unit and drainer, under unit and kick board lighting, canopy extractor hood over, electric hob and built in oven, integrated dishwasher, space and plumbing for washing machine, wall mounted gas fired boiler, storage cupboard.

ENTRANCE HALL From back double glazed entrance door, double glazed window to side, vinyl flooring, flat ceiling with light.

DOWNSTAIR BATHROOM 6' 10" x 4' 7" (2.08m x 1.4m) Double glazed window to rear, tiled flooring, radiator, tiled ceiling with light, low level wc, pedestal wash hand basin with tiled splashbacks, bath with shower attachment to side, tiled splashbacks, vanity cabinet.

FIRST FLOOR Stairs and landing with flat ceiling and light, double glazed window to rear.

BEDROOM 1 12' 10" x 12' (3.91m x 3.66m) Double glazed window to front, radiator, flat ceiling with light, wall cupboard housing fuse box.

BEDROOM 2 10' 6" x 7' (3.2m x 2.13m) Not overall measurements Two double glazed windows to rear, radiator, flat ceiling with light and loft hatch, laminated flooring, built in recess bed and storage, airing cupboard.

BATHROOM 7' 1" x 4' 7" (2.16m x 1.4m) Tiled flooring, flat ceiling with spot light and extractor fan, radiator, tiled walls, bath with shower attachment over, low level wc, wash basin with vanity cupboard below.

OUTSIDE Low fencing and handgate to front with paving. Pedestrian access to side of property to rear garden. Steps down to garden areas with lawn and borders, garden shed, rear gated access to the two allocated parking spaces.

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

DIRECTIONS From our High Street March Office turn right and travel through High Street into Broad Street. Turn left at the mini roundabout onto Dartford Road. Following this road you will see the Dianna Tandori Restaurant on your left hand side. Turn directly left here onto Elliott Road and past Oaktree Close on the left handside, turn beside Number 24 Elliott Road down the road way to the back entrance for parking. For the purposes of SAT NAV direction please use postcode: PE15 8BL. (Elliott Road).

COUNCIL TAX BAND A - £1,554

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 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.