



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £825 pcm



Ref: M4725

**47 North Street, March, Cambridgeshire,  
PE15 8LS**

In a non estate location and convenient for the railway station and schools, this mid terraced house includes lounge, dining room, kitchen, ground floor bathroom and 3 bedrooms. Benefiting from gas central heating, double glazing and garden. Deposit and rent payable in advance.





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**LOUNGE** 13' 9" x 12' 7" max (4.19m x 3.84m) From double glazed front entrance door, double glazed bay window to front, 2 radiators, textured and coved ceiling.

**INNER HALL** Stairs leading off.

**DINING ROOM** 12' 3" x 11' 7" max (3.73m x 3.53m) Radiator, window to rear porch, recess cupboards and shelving, understairs cupboard, picture rail.

**KITCHEN** 7' 9" x 7' 8" max (2.36m x 2.34m) Having single drainer stainless steel one and a half bowl sink, wall and base cupboards, worktop surfaces and tiled splashbacks, window and door to side porch, fitted electric oven and 4 ring gas hob.

**GROUND FLOOR BATHROOM** 7' 10" x 5' 8" (2.39m x 1.73m) Having radiator, window to porch, pedestal wash basin and panel bath with hot and cold mixer tap and shower attachment, part tiled walls, textured and coved ceiling.

**SEPARATE WC** Curtained divide from bathroom, low level wc, double glazed window to rear, radiator, tiled walls, extractor fan.

**REAR PORCH** 18' 11" x 4' 5" (5.77m x 1.35m) Door to rear.

**FIRST FLOOR** Stairs and landing, textured and coved ceiling.

**BEDROOM 1** 12' 8" x 11' 2" (3.86m x 3.4m) Double glazed window to front, radiator, wardrobe cupboard.

**BEDROOM 2** 12' 3" x 9' 4" (3.73m x 2.84m) Radiator, double glazed window to rear, textured and coved ceiling, loft access.

**BEDROOM 3** 8' 11" x 7' 8" (2.72m x 2.34m) Radiator, double glazed window to rear, recess storage/wardrobe cupboard, picture rail.

**OUTSIDE** The property has a walled frontage to North Street with handgate to pathway to front entry door. Gravelled garden. Shared pedestrian access to rear and enclosed garden laid to patio area and gravelled garden with garden shed.

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

**DIRECTIONS** From our March Office turn right into High Street, following into Broad Street. At the roundabout turn first right into Station Road. Following Station Road take the 3rd turning left into North Street where this property can be found on the right hand side.

**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** 29th November 2024



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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.