

residential.lettings@maxeygrounds.co.uk 01354 607105 or 01945 428825 £825 pcm Residential Lettings



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 œiling.

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

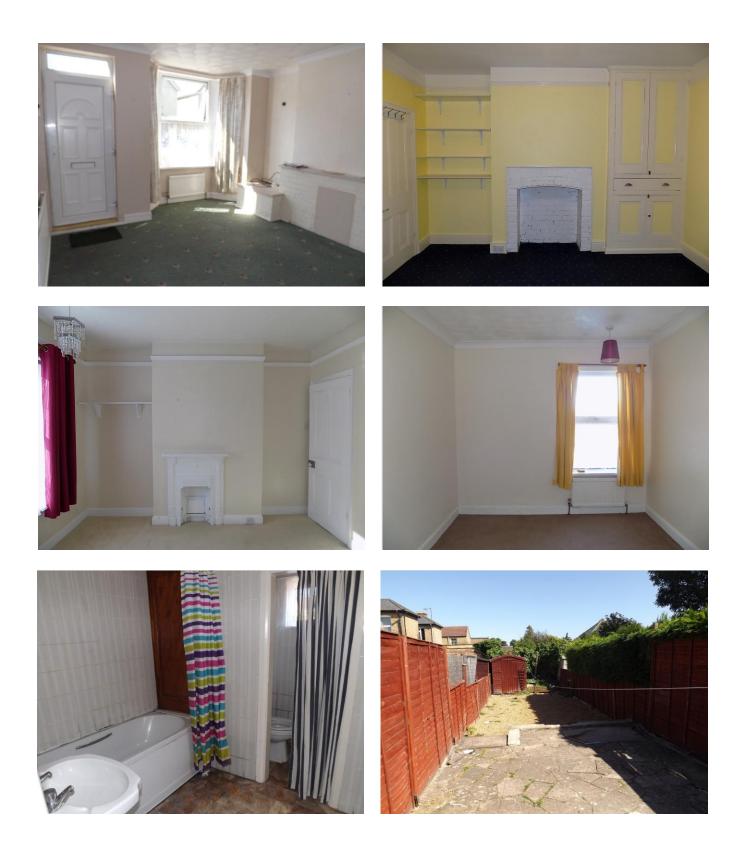
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

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

Offices at March and Wisbech







march@maxeygrounds.co.uk 01354 607105 Residential Lettings

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