



MAXEY  
GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

**£925 pcm**



Ref: M4670

**145 Elliott Road, March, Cambridgeshire,  
PE15 8HF**

4 BEDROOM terraced house with accommodation including entrance hall, lounge/diner, kitchen, wc and outhouse, 4 bedrooms and first floor bathroom. Having gas central heating and double glazing, gardens to front and rear. Deposit and rent payable in advance.





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**ENTRANCE HALL** From double glazed front entrance door, double glazed window to front, stairs leading off, understairs recess, radiator.

**LOUNGE/DINER** 21' 2" x 13' 8" max (6.45m x 4.17m) Double glazed windows to front and rear, 2 radiators.

**KITCHEN** 11' 1" x 9' 11" max (3.38m x 3.02m) Double glazed window to rear, door to rear lobby, fitted kitchen including single drainer stainless steel sink unit, worktop surfaces, range of matching wall and base units, fitted 4 ring electric hob and electric oven, tiled walls, space and plumbing for automatic washing machine, radiator, walk in shelved pantry cupboard.

**REAR PORCH** Double glazed door leading to garden, access to wc and outhouse.

**SEPARATE WC** With high level wc, double glazed window to side, frost tube heater.

**OUTHOUSE** Former coal house for storage.

**FIRST FLOOR** Stairs and landing, radiator, loft access, storage cupboard.

**BEDROOM 1** 14' 11" x 8' 11" (4.55m x 2.72m) Double glazed window to front, radiator, recess cupboard.

**BEDROOM 2** 11' 11" x 9' 5" (3.63m x 2.87m) Radiator, 2 double glazed windows to rear.

**BEDROOM 3** 8' 7" x 7' 11" (2.62m x 2.41m) Double glazed window to rear, radiator.

**BEDROOM 4** 8' 11" x 7' 2" (2.72m x 2.18m) Double glazed window to front, radiator, boiler cupboard housing wall mounted Viessman gas fired boiler.

**BATHROOM** 7' 11" x 6' 11" max (2.41m x 2.11m) Radiator, double glazed window to rear, white suite including low level wc, wash basin and bath with shower over, tiled splashbacks and sill.

**OUTSIDE** The property has open plan front garden laid to gravel, pathway to front entrance door and passage leading to rear garden which is enclosed.

**SERVICES** Mains water, electricity, gas and drainage. Radiator central heating via Viessman 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 left out of Broad Street at the traffic lights into Dartford Road. Following Dartford Road into Wisbech Road, follow straight on at the mini roundabout and take the 2nd turning left into Elliott Road. Following the road number 145 can be found a short distance on the left hand side.

**COUNCIL TAX BAND B**

**EPC RATING BAND E**

**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 UPDATED** 9th January 2024





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**Residential Lettings**

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- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- 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.