



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £850 pcm



Ref: M4629

### **28 The Parks, March, Cambridgeshire, PE15 8RR**

MODERN TERRACE WITH 2 EN SUITES. Situated in a popular residential location and having entrance lobby, cloakroom, lounge, kitchen/diner and 2 bedrooms both with en-suite to the first floor. Allocated parking and garden. Benefiting from gas central heating and double glazing. Deposit and rent payable in advance.





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**ENTRANCE LOBBY** From double glazed front entrance door, radiator, textured ceiling with inset spotlight.

**CLOAKROOM** Having low level wc and wash basin with tiled splashback, radiator, textured ceiling, extractor fan.

**LOUNGE** 15' 9" x 9' 7" (4.8m x 2.92m) Two radiators, double glazed window to front, textured ceiling, under stairs storage cupboard.

**KITCHEN/DINER** 12' 3" x 10' 2" (3.73m x 3.1m) Radiator, tiled floor, double glazed door and window to rear, textured ceiling with inset spot lighting, fitted kitchen including single drainer stainless steel one and a half bowl sink unit, matching wall and base units, tiled splashbacks, fitted 4 ring gas hob, extractor fan and electric oven.

**FIRST FLOOR** Stairs and landing, radiator, boiler cupboard housing wall mounted gas fired boiler, textured ceiling.

**BEDROOM 1** 12' 3" x 10' 1" (3.73m x 3.07m) max Built in double wardrobe cupboard, radiator, two double glazed windows to rear, textured ceiling.

**EN SUITE BATHROOM** Having low level wc, wash basin and bath with shower over, part tiled walls, extractor fan, radiator, textured ceiling and natural light tube.

**BEDROOM 2** 12' 2" x 6' 8" (3.71m x 2.03m) Radiator, two double glazed windows to front, textured ceiling, loft access, built in single wardrobe cupboard.

**EN SUITE SHOWER** Having low level wc, wash basin and shower, part tiled walls, radiator, textured ceiling, extractor fan, natural light tube.

**OUTSIDE** The property has allocated parking to front and small area of garden laid to slate. The rear garden is mainly laid to lawn and paved patio.

**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 right at the traffic lights out of Broad Street into Station Road. Take the first turning right off Station Road into Creek Road and following Creek Road towards the railway crossing, The Parks can be found last turning on the right. Once into the estate turn first left where number 28 can be found on your right hand side.

**COUNCIL TAX** BAND A

**EPC RATING** C.

**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** 21st August 2024



MAXEY  
GROUNDS

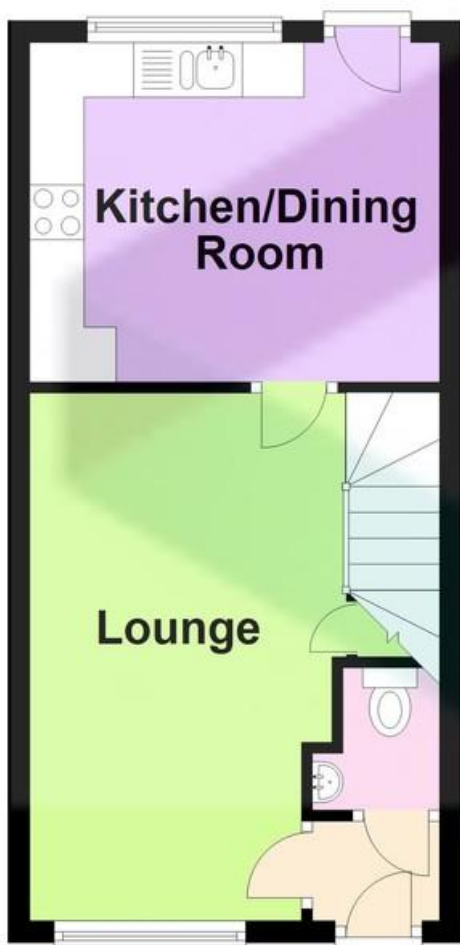


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Residential Lettings

## Ground Floor



## First Floor



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.