



MAXEY
GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£925 pcm



Ref: M3218

**43 Elwyn Road, March, Cambridgeshire,
PE15 9BT**

ESTABLISHED SEMI detached house situated JUST OFF THE TOWN CENTRE. Accommodation including lounge, dining room, kitchen, 2 bedrooms and bathroom. Having gas central heating, double glazing, parking and enclosed rear garden. Deposit and rent payable in advance.





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LOUNGE 13' 3" x 13' 3" max (4.04m x 4.04m) From double glazed front entry door, double glazed bay window to front, radiator, stairs leading off, feature brick built recess fireplace, textured and coved ceiling.

DINING ROOM 13' 3" x 9' 11" max (4.04m x 3.02m) Radiator, double glazed window to rear, textured and coved ceiling, recess shelving, understairs cupboard.

KITCHEN 12' 3" x 8' (3.73m x 2.44m) Double glazed door and window to side, radiator, fitted kitchen including single drainer sink, worktop surfaces, matching wall and base units, tiled splashback and floor, space and plumbing for automatic washing machine, space for fridge/freezer, fitted electric cooker.

FIRST FLOOR Stairs and landing, loft access, textured and coved ceiling.

BEDROOM 1 13' 3" x 11' 11" max (4.04m x 3.63m) Built in cupboard, double glazed bay window to front, radiator, textured and coved ceiling.

BEDROOM 2 10' x 10' (3.05m x 3.05m) Built in wardrobe cupboard, radiator, textured and coved ceiling, double glazed window to rear.

BATHROOM 8' 11" x 7' 11" max (2.72m x 2.41m) Bath with shower over, part tiled walls, low level wc and pedestal wash basin, double glazed window to rear, textured and coved ceiling, boiler cupboard housing wall mounted gas fired boiler.

OUTSIDE The property has a block paved frontage for off road parking, hand gate leads to the side and to rear garden which is enclosed and laid to lawn with flower borders and patio area. Garden shed. Rear hand gate leads to additional parking to the rear.

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

DIRECTIONS From our High Street March Office turn right and follow the road to the Market Square. Once past the Market Square turn directly right into Elwyn Road where this property can be found on the left hand side.

COUNCIL TAX BAND B

EPC RATING BAND 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 UPDATED 31st December 2024



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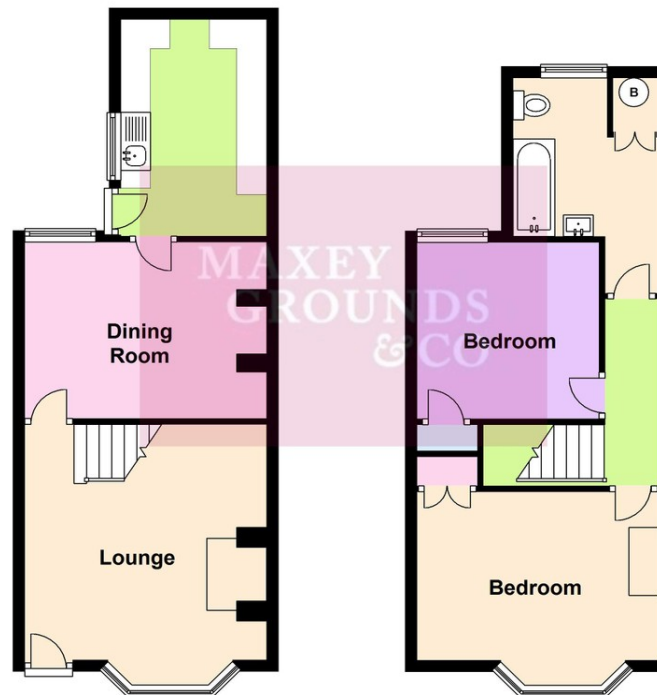
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Residential Lettings

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.