



MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607100

Residential Lettings

£795 pcm



Ref: M4817

1 Elliott Road, March, Cambridgeshire, PE15 8BL

Situated within walking distance of the TOWN CENTRE with accommodation including entrance lobby, cloakroom, lounge, dining room, kitchen, 2 double bedrooms and bathroom. Having gas central heating and double glazing to most windows, the property also benefits from garage, off road parking and gardens. Rent and deposit payable in advance.





MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607100

Residential Lettings

ENTRANCE LOBBY 8' 6" x 5' 2" (2.59m x 1.57m) From side entrance door with windows to side and cloakroom off, further double glazed door leading to dining room.

CLOAKROOM 5' 2" x 3' 6" (1.57m x 1.07m) Window to rear, having low level wc and wash basin.

DINING ROOM 12' 8" x 11' 2" (3.86m x 3.4m) Feature fireplace with wooden surround, understairs cupboard, coving to textured ceiling, radiator.

KITCHEN 13' 4" x 6' 11" (4.06m x 2.11m) Double glazed window to rear, fitted with a range of matching wall and base units with worktop surfaces and tiled splashbacks, one and a half stainless steel sink and drainer, space and plumbing for washing machine, fitted range style gas cooker with electric extractor canopy over.

LOUNGE 12' 8" x 10' 4" (3.86m x 3.15m) Two double glazed windows to front, feature open fireplace, coving to textured ceiling, radiator.

INNER LOBBY Stairs leading off to first floor.

FIRST FLOOR 15' 5" x 2' 8" (4.7m x 0.81m) Stairs and landing, coving to tiled ceiling.

BEDROOM 1 12' 8" x 10' 3" (3.86m x 3.12m) Double glazed window to front, coving to textured ceiling, radiator.

BEDROOM 2 11' 2" x 9' 6" (3.4m x 2.9m) Double glazed window to rear, coving to textured ceiling, built in cupboard housing Worcester gas fired boiler, radiator.

BATHROOM 8' 5" x 6' 11" (2.57m x 2.11m) Double glazed window to rear, coving to textured ceiling, fitted with three piece suite comprising low level wc, pedestal wash basin and bath with electric shower over, tiled splashbacks, radiator.

GARAGE Detached single garage with up and over door and further access door to side, window to rear.

OUTSIDE The property has a walled and double gated frontage to Elliott Road with garden and driveway laid to gravel. Side entrance leads through handgate to enclosed patio area which is paved for easy care, outside tap. Wooden gate leads to rear communal footpath that separates the garden from the property, garden is enclosed.

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

DIRECTIONS From our High Street March Office turn right and travel through High Street into Broad Street. Turn left at the traffic lights onto Dartford Road and following Dartford Road take the last turning left into Elliott Road before the road becomes Wisbech Road [just past the Diana Tandoori Restaurant]. Once on Elliott Road this property can be found 3rd on the right.

COUNCIL TAX BAND A

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 15th January 2020



MAXEY
GROUNDS





MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607100

Residential Lettings

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- **SALES, LETTINGS AND PURCHASES**
- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**
- **LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS**

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.