



# MAXEY GROUNDS

[march@maxeygrounds.co.uk](mailto:march@maxeygrounds.co.uk)

01354 652502

Residential Sales

## £140,000



Ref: M4848

**45 North Street, March, Cambridgeshire,  
PE15 8LS**

ESTABLISHED mid terraced house situated in a NON ESTATE location on the north side of the town. Accommodation includes lounge, dining room, kitchen, bathroom and 3 bedrooms. Benefiting from partial double glazing and gardens to front and rear, the property requires renovation works throughout and is offered for sale with no upward chain.



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### **LOUNGE** 13' 10" x 12' 7" (4.22m x 3.84m)

From front entrance door, double glazed bay to front, feature tiled fireplace, picture rail, electric storage heater.

**INNER LOBBY** Stairs leading to first floor landing.

**DINING ROOM** 12' 3" x 11' 8" (3.73m x 3.56m) Double glazed window to rear, tiled feature fireplace, picture rail, recess built in storage cupboard, understairs storage cupboard, electric storage heater.

**KITCHEN** 8' 11" x 7' 8" (2.72m x 2.34m) Window and door to side, having a range of wall and base units, worktop surfaces, double drainer stainless steel sink unit, tiled splashback, space for cooker.

**INNER LOBBY/UTILITY AREA** 7' 9" x 2' 6" (2.36m x 0.76m)

**BATHROOM** 7' 9" x 6' 3" (2.36m x 1.91m) Window to side, low level w.c., pedestal wash hand basin, panel bath, tiled splashback and wood panelling to walls.

**REAR PORCH** 19' x 4' 3" (5.79m x 1.3m) Window and door to rear garden.

**FIRST FLOOR** 16' 5" x 2' 10" (5m x 0.86m) Stairs and landing, loft access.

**BEDROOM 1** 12' 8" x 11' 2" (3.86m x 3.4m) Double glazed window to front, picture rail, integral storage cupboard.

### **BEDROOM 2** 12' 3" x 9' 5" (3.73m x 2.87m)

Double glazed window to rear, picture rail.

### **BEDROOM 3** 8' 11" x 7' 8" (2.72m x 2.34m)

Double glazed window to rear, picture rail.

**OURSIDE** The property has a walled frontage with handgate and pathway to front entrance door. There is an enclosed rear garden with conifer hedges and borders, access from back door and communal pathway.

**SERVICES** Mains water, electricity and drainage.

**DIRECTIONS** From our High Street March Office turn right and follow High Street into Broad Street. Turn right out of Broad Street at the traffic lights onto 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

**COUNCIL TAX AMOUNT** £1,161

**EPC RATING** BAND F

**PARTICULARS PREPARED** 6th September 2017





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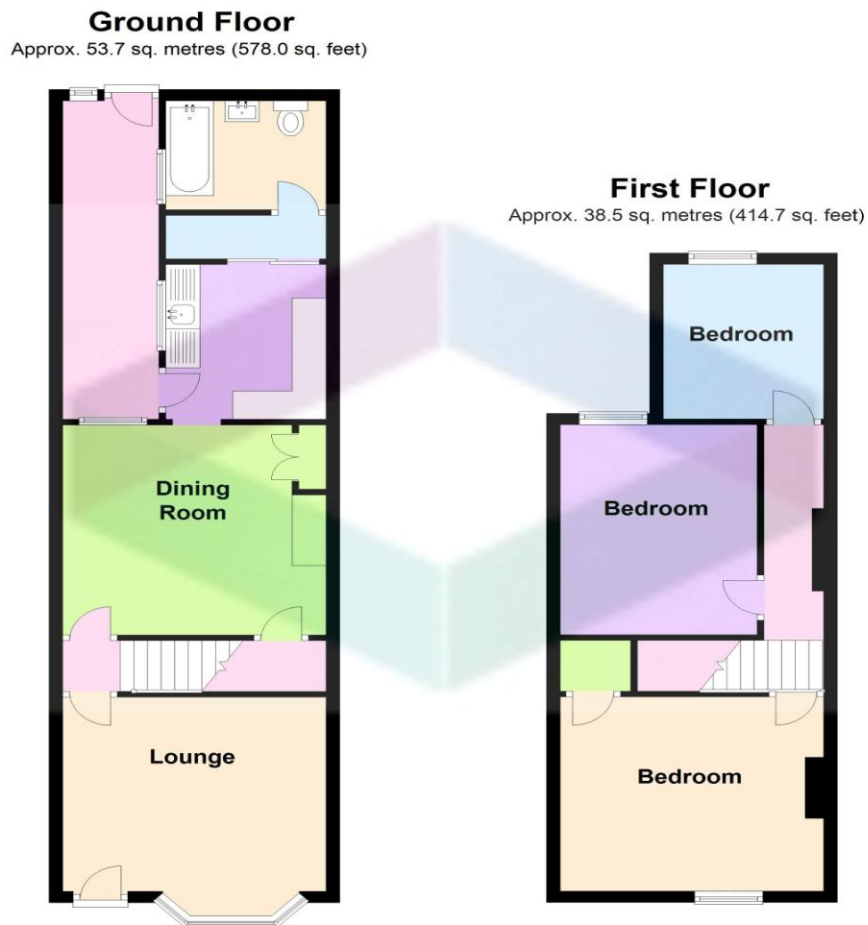


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