



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £795 pcm



Ref: M4444

### **25 The Causeway, March, Cambridgeshire, PE15 9NU**

Established end terraced house JUST OFF THE TOWN CENTRE. Accommodation includes entrance hall, lounge, kitchen/diner, utility room, 2 bedrooms and bathroom. Having gas central heating and double glazing, the property further benefits from off road parking. Deposit and rent payable in advance.





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**ENTRANCE HALL** From front entrance door, radiator, stairs leading off.

**LOUNGE** 12' 7" x 11' 1" max (3.84m x 3.38m) Double glazed window to front, laminate flooring, radiator, recess shelving, fireplace.

**KITCHEN/BREAKFAST ROOM** 11' 4" x 10' 6" max (3.45m x 3.2m) Radiator, double glazed window to rear, matching wall and base units, worktop surfaces, fitted electric oven, 4 ring gas hob, dresser style shelving unit, tiled splashbacks, understairs pantry cupboard with window.

**UTILITY ROOM** 8' 5" x 6' 2" max (2.57m x 1.88m) Single drainer stainless steel sink unit with cupboard under, worktop surface with plumbing for automatic washing machine under, double glazed doors to rear and courtyard, double glazed windows to side and rear, wall mounted gas fired boiler, tiled splashback.

**FIRST FLOOR** Stairs and landing, double glazed window to rear, storage cupboard.

**BEDROOM 1** 14' 11" x 8' max (4.55m x 2.44m) Double glazed window to front, radiator.

**BEDROOM 2** 11' 5" x 8' 9" (3.48m x 2.67m) Radiator, double glazed window to rear, shelved recess.

**BATHROOM** 9' x 4' 4" (2.74m x 1.32m) Having low level wc, pedestal wash basin and bath with wood panelled side panel, hot and cold mixer tap and shower attachment, fixed shower screen, double glazed window to side, tiled splashbacks.

**OUTSIDE** The property has a walled frontage to The Causeway, block paved pathway to front entry door and gravelled garden with shrubs. There is a small courtyard to the side of the utility room and a further gravelled and paved garden area. Parking space off Gas Road. Brick built outhouse and storage shed.

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

**DIRECTIONS** From our High Street March Office turn left and travel through High Street, past the mini roundabout and the traffic lights into The Causeway where this property can then be found on your right hand side.

**COUNCIL TAX BAND A**

**EPC RATING 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 PREPARED** 4th March 2024



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