



MAXEY GROUNDS

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Residential Lettings

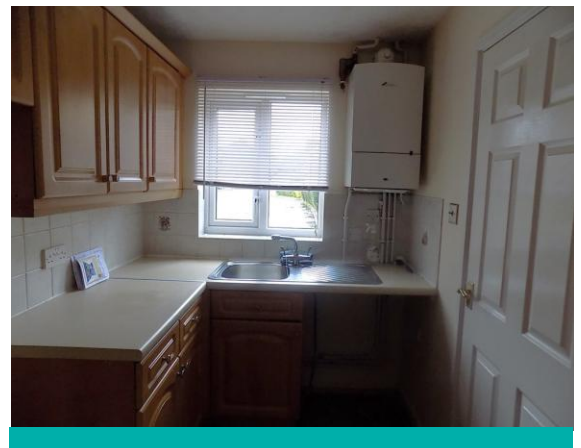
£800 pcm



Ref: M4524

**55 Cedar Avenue, Doddington, March,
Cambridgeshire, PE15 0LD**

MODERN terrace in a VILLAGE LOCATION. Accommodation includes entrance hall, lounge/diner, kitchen, 2 double bedrooms and bathroom. Having gas central heating and double glazing the property further benefits from garden and parking space. Deposit and rent payable in advance.





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ENTRANCE HALL From front entrance door, laminate flooring, stairs leading off, radiator, textured ceiling.

LOUNGE/DINER 13' 3" x 12' 6" max (4.04m x 3.81m) Two radiators, double glazed window and sliding patio door to rear, textured and coved ceiling, understairs cupboard.

KITCHEN 10' 4" x 5' 11" (3.15m x 1.8m) Laminate flooring, double glazed window to front, textured ceiling, single drainer stainless steel sink unit with cupboards under, wall mounted gas fired boiler, integrated extractor over electric cooker point, matching wall and base units, worktop surfaces, tiled splashbacks and sill, plumbing for Servis automatic washing machine.

FIRST FLOOR Stairs and landing, textured ceiling.

BEDROOM 1 12' 5" x 10' 2" max (3.78m x 3.1m) Two double glazed windows to rear, radiator, textured ceiling.

BEDROOM 2 12' 6" x 8' max (3.81m x 2.44m) Radiator, two double glazed windows to front, textured ceiling, loft access, shelved storage cupboard.

BATHROOM 6' 3" x 5' 5" (1.91m x 1.65m) Having low level wc, pedestal wash basin, bath with wood side panel, shower screen and hot and cold mixer tap with shower attachment, textured ceiling, part tiled walls, shaver point, extractor fan, radiator.

OUTSIDE The property has an open plan frontage, gravelled with centre shrub, pathway to front entrance door, bin storage. The rear garden is laid mainly to lawn with borders 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 left and follow the road out of the town to the roundabout on the A141 Isle of Ely Way. Take the 1st exit onto the bypass heading towards Chatteris and then take the 2nd turning right into the village of Wimblington. At the junction turn left towards Doddington. Once in Doddington turn right into Beech Avenue and 1st right into Cedar Avenue.

COUNCIL TAX BAND A - £1,568

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 29th November 2024



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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.