



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£850 pcm



Ref: M4197

4 Westry Cottages, 417 Wisbech Road, March, Cambridgeshire, PE15 0BA

END TERRACED 3 BED on the OUTSKIRTS OF THE TOWN. Accommodation includes lounge, dining room, kitchen, gf bathroom, separate WC and 3 first floor bedrooms. Having LPG gas fired central heating, double glazing, car parking and enclosed garden. £10 pcm is included in the rent for drainage costs. Deposit and rent payable in advance.





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LOUNGE 13' 11" x 10' 5" max (4.24m x 3.18m)
Double glazed window and door to front, radiator.

INNER LOBBY Radiator, stairs leading off, double glazed window to side.

DINING ROOM 13' 11" x 12' 11" max (4.24m x 3.94m)
Double glazed window to rear, understairs cupboard, radiator.

KITCHEN 9' 11" x 7' 9" max (3.02m x 2.36m)
Double glazed window to side, fitted kitchen including stainless steel single drainer sink unit, worktop surfaces, matching wall and base units, tiled floor and walls, fitted 4 ring electric hob, electric oven and canopy extractor, space for fridge/freezer, space and plumbing for automatic washing machine.

REAR LOBBY Tiled floor and walls, radiator, double glazed door to side.

GF BATHROOM 5' 10" x 5' 7" max (1.78m x 1.7m)
Double glazed window to rear, radiator, pedestal wash basin, bath with shower over, tiled walls and floor, extractor fan.

SEPARATE WC Having low level wc, wall mounted Viessman gas fired boiler, double glazed window to side, tiled walls and floor.

FIRST FLOOR Stairs and landing.

BEDROOM 1 13' 10" x 10' 5" max (4.22m x 3.18m)
Double glazed window to front, radiator, wardrobe cupboard.

BEDROOM 2 12' 10" x 9' 1" (3.91m x 2.77m)
Radiator, wardrobe cupboard, double glazed window to rear.

BEDROOM 3 8' 7" x 7' 10" (2.62m x 2.39m)
Radiator, double glazed window to side.

OUTSIDE The property has parking areas to the front and side, and hand gate leading to the enclosed rear garden which is laid to lawn with paved and gravelled patio area. Brick built outhouse for storage.

SERVICES Mains water and electricity. Radiator central heating via LPG boiler (the boiler is fed from a communal gas tank and is separately metered to each property. The Landlord will be responsible for filling the communal tank and invoicing quarterly for gas usage after reading the meter at the property). Drainage to septic tank (the Landlord will be responsible for emptying of the septic tank and a £10 pcm charge is included in the rent for this purpose).

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

DIRECTIONS From our High Street March Office turn right and travel through High Street into Broad Street. Turn left out of Broad Street into Dartford Road. Follow this road out of the town to the roundabout and take the 3rd exit onto the A141 towards Wisbech following this road past the entry to Tesco's. Once on this road Westry Cottages can be found on your right hand side.

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 PREPARED 19th October 2021



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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.