



# MAXEY GROUNDS

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01354 607100

Residential Lettings

## £850 pcm



Ref: M3416

**1 Westry Cottages, 411 Wisbech Road,  
March, Cambridgeshire, PE15 0BA**

END TERRACED HOUSE situated on the outskirts of the town having accommodation including lounge, dining room, kitchen, cloakroom, 3 bedrooms and bathroom. Having oil central heating and double glazing, the property further benefits from car parking and enclosed garden. Deposit and rent payable in advance.







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

**INNER HALL** Stairs to first floor, radiator, double glazed window to side.

**DINING ROOM** 13' 11" x 12' 10" max (4.24m x 3.91m) Radiator, double glazed window to rear, under stairs cupboard.

**KITCHEN/BREAKFAST ROOM** 18' 5" x 7' 8" max (5.61m x 2.34m) Fitted kitchen including a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit, fitted electric cooker with extractor over, independent worktop surface with space and plumbing for automatic washing machine and vented for tumble dryer, oil fired boiler, tiled floor, double glazed windows to side and rear, radiator.

**REAR LOBBY** Door to side, tiled floor.

**SEPARATE WC** Low level wc, double glazed window to side, radiator, tiled to floor and walls.

**FIRST FLOOR** Stairs and landing, radiator, loft access.

**BEDROOM 1** 13' 11" x 10' 5" (4.24m x 3.18m)  
Radiator, double glazed window to front, airing cupboard.

**BEDROOM 2** 8' 8" x 7' 9" (2.64m x 2.36m)  
Double glazed window to side, radiator.

**BEDROOM 3** 9' 7" x 6' 8" (2.92m x 2.03m)  
Radiator, double glazed window to rear.

**BATHROOM** 9' 6" x 5' 8" (2.9m x 1.73m)  
Radiator, part tiled walls, white suite including low level wc, vanity wash basin and bath with hot and cold mixer tap with shower attachment, double glazed window, shaver point, extractor fan.

**OUTSIDE** There is parking available for cars to the side and front of the property, handgate leading to rear garden which is enclosed and laid mainly to lawn. Outhouse.

**SERVICES** Mains water and electricity. Radiator central heating via oil fired boiler. Drainage is 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).

**DIRECTIONS** From our High Street March Office turn right and travel through High Street into Broad Street. Turn left out of Broad Street at the traffic lights onto Dartford Road. Follow Dartford Road into Wisbech Road, continuing until you reach the roundabout on the A141. Take the 3rd exit over the bridge, continuing past the turning into the industrial estate where you can see Tesco, this property can then be found on the right hand side.

**COUNCIL TAX** BAND A

**EPC RATING** 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** 8th April 2020





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