



# MAXEY GROUNDS

[residential.lettings@maxeygrounds.co.uk](mailto:residential.lettings@maxeygrounds.co.uk)

01354 607105 or 01945 428825

Residential Lettings

## £800 pcm



Ref: M4855

### **4 Gas Road, March, Cambridgeshire, PE15 9LU**

End terraced house situated just off the town centre with accommodation including lounge, kitchen/diner, conservatory, utility, 2 bedrooms and bathroom. Having double glazing and gas central heating, the property further benefits from enclosed rear garden. Deposit and rent payable in advance.





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**LOUNGE** 12' x 11' 3" max (3.66m x 3.43m) Double glazed window and door to front, open fireplace, radiator.

**KITCHEN/DINER** 14' x 12' max (4.27m x 3.66m) Window and door to conservatory, fitted kitchen including stainless steel double drainer sink unit, a range of matching wall and base units with worktop surfaces, space for under unit fridge and freezer, exposed brickwork to recess housing gas cooker, radiator, understairs cupboard, coving to flat ceiling.

**CONSERVATORY** 12' x 11' 3" max (3.66m x 3.43m) Glazed to garden with French doors, tiled floor, radiator.

**UTILITY ROOM** 6' 10" x 2' 10" (2.08m x 0.86m) Partitioned from the conservatory and having plumbing for automatic washing machine.

**FIRST FLOOR** Stairs to landing, coving to flat and textured ceilings, radiator, loft access.

**BEDROOM 1** 12' x 11' 3" max (3.66m x 3.43m) Double glazed window to front, radiator.

**BEDROOM 2** 11' 11" x 7' 5" (3.63m x 2.26m) Double glazed window to rear, coving, radiator.

**BATHROOM** 8' 3" x 5' 11" max (2.51m x 1.8m) Having bath with shower over, pedestal wash basin and low level wc, tiled splashbacks, textured and coved ceiling, airing cupboard housing gas boiler.

**OUTSIDE** The property fronts Gas Road and has an enclosure of rear garden laid to lawn and patio. Garden shed.

**SERVICES** Mains water, electricity, gas and drainage. Gas central heating and open fireplace.

**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 left and follow High Street past the mini roundabout and turn right into Gas Road where this property can be found on your left hand side.

**COUNCIL TAX** BAND A

**EPC RATING** BAND 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** 3rd November 2023





MAXEY  
GROUNDS





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## Ground Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.3 sq. feet)



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.