



# MAXEY GROUNDS

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

01354 607105 or 01945 428825

Residential Lettings

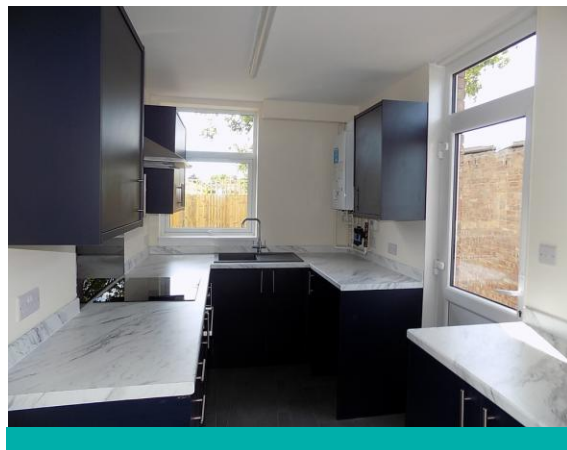
## £1,250 pcm



Ref: M4305

**228 Norwood Road, March,  
Cambridgeshire, PE15 8JN**

RENOVATED detached house in a non estate location having accommodation including kitchen, lounge/diner, 3 bedrooms and bathroom. Benefitting from double glazing, gas central heating and off road parking and garden. Rent and deposit payable in advance.





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**ENTRANCE HALL** Double glazed front entrance door, double glazed window to front, radiator, flat ceiling with light and smoke alarm, understairs storage cupboard.

**LOUNGE/DINER** 27' 8" x 10' 10" (8.43m x 3.3m) max Double glazed bay window to front, double glazed french doors to rear, flat ceiling with two lights, two radiators.

**KITCHEN** 14' 2" x 6' 9" (4.32m x 2.06m) Double glazed door to side, double glazed window to rear and side, flat ceiling with light, Baxi gas fired boiler, range of matching fitted wall, base and drawer units with worktop surfaces, single ceramic sink bowl and drainer with mixer tap over, stainless steel canopy extractor over, electric hob and oven, radiator.

**FIRST FLOOR** Stairs and landing, double glazed window to side, flat ceiling with loft hatch and smoke alarm.

**BEDROOM ONE** 13' 7" x 10' 10" (4.14m x 3.3m) Double glazed window to rear, flat ceiling with light, radiator.

**BEDROOM TWO** 11' 6" x 9' 6" (3.51m x 2.9m) Double glazed window to front, flat ceiling with light, radiator.

**BEDROOM THREE** 8' 2" x 6' 10" (2.49m x 2.08m) Double glazed window to front, flat ceiling with light, radiator.

**BATHROOM** 11' 0" x 5' 7" (3.35m x 1.7m) max Double glazed window to rear, radiator, flat ceiling with light, separate shower cubicle with tiled walls, pedestal wash hand basin, low level wc, bath with hand held shower attachment, tiled splashbacks, extractor fan.

**OUTSIDE WC** Brick built store with double glazed door and window, flat ceiling with light, low level wc.

**OUTSIDE** Part low fencing to front with gravelled off road parking for two vehicles. Gates to rear garden laid to paving and lawn (to be laid before the start of a tenancy).

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

**VIEWINGS** 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 March Office turn right into High Street and following this road into Broad Street. At the mini roundabout turn left onto Dartford Road. Following this road into Wisbech Road and at the mini roundabout turn right onto Norwood Road and this property is the first property on the right, opposite the Men of March Public House.

**COUNCIL TAX** BAND B

**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** 3rd June 2025



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- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

**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.