



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

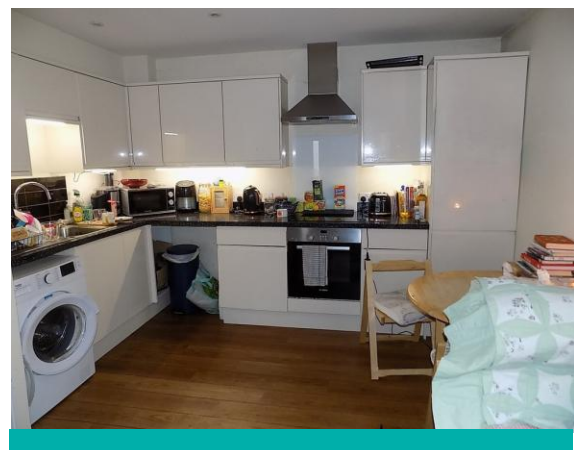
£850 pcm



Ref: M5310-6

6 Minstrel Place, Minstrel Walk, March, Cambridgeshire, PE15 9JT

Modern end terrace house situated in the town centre. Having open plan living/dining/kitchen, 2 bedrooms, bathroom and downstairs toilet. The property benefits from double glazing and electric heating and communal garden. Deposit and rent payable in advance.





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OPEN PLAN LIVING/DINING/KITCHEN

22' 0" x 11' 11" (6.71m x 3.63m) Double glazed window to front and side, stairs to first floor, electric night storage heaters, open kitchen area with fitted kitchen including wall, base and drawer units, worktop surface, stainless steel canopy extractor fan, hob and oven, stainless steel sink with mixer tap, plumbing for washing machine, integrated fridge/freezer, built in storage cupboard under stairs.

CLOAKROOM Low Level wc, wash hand basin.

STAIRS AND LANDING Loft hatch to ceiling.

BEDROOM ONE 10' 9" x 8' 8" (3.28m x 2.64m) Double glazed window to front and side, electric night storage heater.

BEDROOM TWO 10' 10" x 5' 2" (3.3m x 1.57m) Double glazed window to side, electric night storage heater.

BATHROOM 6' 11" x 6' 4" (2.11m x 1.93m) Skylight window, low level wc, wash hand basin, fitted bath with mixer taps and shower attachment, heated towel rail, extractor fan.

SERVICES Mains water, electricity, and drainage. Heating via electric night storage heaters.

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 March Office turn right directly beside the office where Minstrel Place can be found on the left.

COUNCIL TAX BAND B

EPC RATING BAND B

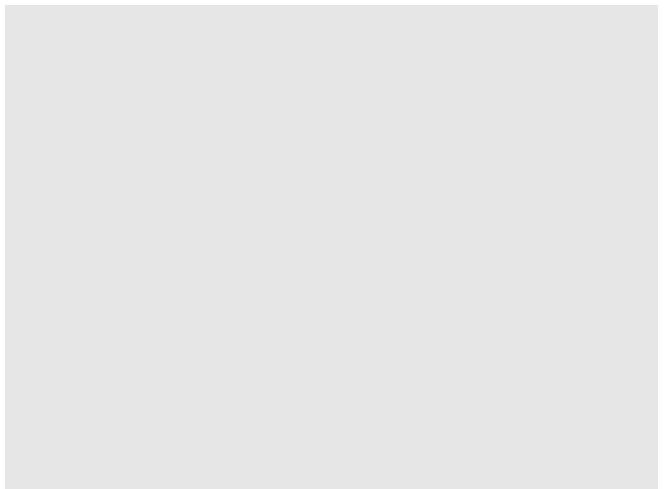
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

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 15th October 2025



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- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **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.