



MAXEY GROUNDS

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Residential Lettings

£1,400 pcm



Ref: M5140

Olive House, 5a Upwell Road, March, Cambridgeshire, PE15 9DT

MODERN DETACHED HOUSE situated within walking distance of the town centre. Accommodation includes entrance hall, cloakroom, study, lounge, kitchen/diner, utility room, 4 bedrooms, en-suite shower room and family bathroom. Having gas central heating and double glazing, the property further benefits from garage and enclosed garden. Rent and deposit payable in advance.





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ENTRANCE HALL from front entrance door, radiator, stairs leading off, coving to flat ceiling, wood effect flooring.

CLOAKROOM 5' 9" x 2' 9" (1.75m x 0.84m) having low level wc, corner wash basin with tiled splashback, extractor fan.

STUDY 9' 9" x 9' 5" (2.97m x 2.87m) radiator, double glazed window to front, coving to flat ceiling.

LOUNGE 15' 4" x 11' 11" (4.67m x 3.63m) radiator, double glazed windows to front and side, coving to flat ceiling, glazed double doors leading to dining area.

KITCHEN/DINER 29' 3" x 9' max (8.92m x 2.74m) double glazed French doors to garden, double glazed door and window to side, wood effect flooring, 2 radiators, coving to flat ceiling with inset spot lights over kitchen area, fitted kitchen including a range of matching wall and base units, single drainer stainless steel one and a half bowl sink unit, worktop surfaces and tiled splashbacks, breakfast bar divide to dining area, fitted electric oven, 4 ring gas hob and integrated extractor, integrated fridge and dishwasher.

UTILITY ROOM 9' 9" x 5' 4" (2.97m x 1.63m) Double glazed window, coving to flat ceiling, radiator, wood effect flooring, single drainer stainless steel sink unit, base unit and shelved tall unit, worktop surface and tiled splashback, space for washing machine, extractor.

FIRST FLOOR Stairs and landing, loft access, airing cupboard, coving to flat ceiling.

BEDROOM 1 13' 1" x 11' 11" (3.99m x 3.63m) Double glazed windows to front and side, coving to flat ceiling, radiator.

ENSUITE 6' 6" x 4' 3" (1.98m x 1.3m) low level wc and wash basin in vanity surround, tiled floor and splashbacks, shower cubicle, coving to flat ceiling with inset spot lighting, extractor, double glazed window.

BEDROOM 2 12' x 11' 6" max (3.66m x 3.51m) double glazed window, range of fitted wardrobe cupboards to one wall, coving to flat ceiling.

BEDROOM 3 13' x 9' 10" (3.96m x 3m) radiator, double glazed window, coving to flat ceiling.

BEDROOM 4 9' 8" x 8' (2.95m x 2.44m) radiator, double glazed window, coving to flat ceiling.

BATHROOM 11' 6" x 6' 9" (3.51m x 2.06m) having low level wc and wash basin in vanity surround, shower cubicle and bath with hot and cold mixer tap and shower attachment, tiled splashbacks, upright towel radiator, coving to flat ceiling with inset spot lighting, extractor, double glazed window.

GARAGE 16' 4" x 8' 10" (4.98m x 2.69m) matching brick built with a tiled pitched roof, up and over door to front, personnel door to garden, double glazed window, wall mounted gas fired boiler, power and light.

OUTSIDE The property has an open plan front garden for additional parking and access to garage, borders to edge. Hand gate leads to the enclosed side and rear gardens which are laid to paved patio, lawn and shrub borders. Garden shed. Cold water tap.

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

DIRECTIONS From our High Street March Office turn left and travel straight across at the mini roundabout. Turn left at the traffic lights into St Peters Road and follow St Peters Road into Upwell Road. Once on Upwell Road turn right onto private roadway to number 5a.

COUNCIL TAX BAND D

EPC RATING BAND TBA

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 1st March 2023



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