

# £850 pcm

25 High School Close, March, PE15 8NX



To arrange a viewing call us now on 01354 701000

Deposit £980

This well presented home is available October time and boasts two double bedrooms, lovely bathroom, kitchen and lounge/diner overlooking the south facing rear garden. Outside there is an allocated parking space and fully enclosed rear garden. Call to view 01354 701000. EPC C



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### Ground Floor

#### Hall

Window to front, electric storage heater, stairs to first floor, laminate flooring.

#### Kitchen

3.20m (10'6") x 1.70m (5'7")

New kitchen being installed prior to new tenant moving into property.



#### Lounge/Diner

4.60m (15'1") x 3.60m (11'10")

Double glazed window to rear, storage cupboard, door to rear garden, laminate flooring.

### First Floor

#### Bedroom 1

3.60m (11'10") x 3.10m (10'2")

Two double glazed windows to rear, electric heater.



#### Bedroom 2

2.86m (9'4") x 2.70m (8'10")

Double glazed window to front, box window to front, storage cupboard, airing cupboard housing hot water tank, electric heater.

#### Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC



### Outside

To the front of the property there is an allocated parking space. At the rear of the property the garden is laid mainly to patio and gravel.

### Freehold

Council tax band A



### Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR).

The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

### Holding Deposits

A maximum of 1 week's rent.

### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective tenants conduct their own due diligence before making any decisions.

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