



Thomas Aveling Close, Elm, Wisbech, Cambs, PE14 0ED

Sought After Village Location - Modern Semi Detached House - 3 Bedrooms - Kitchen/Breakfast Room & Lounge - Ground Floor WC & First Floor Bathroom - Enclosed Rear Garden - Allocated Parking - Available August - Deposit £1,211.53 - Council Tax Band B - Must Be Viewed (01354) 696700

£1050 pcm



Ground Floor

Kitchen/Breakfast Room

3.72m (12'2") x 3.47m (11'5")
Fitted with a matching range of base and eye level units with worktop space over, electric hob with extractor hood over and oven, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer, radiator, LVT flooring and double-glazed window to rear.

Lounge 4.76m (15'7") x 3.98m (13'1")

Entrance door, double glazed window to front, storage cupboard, radiator, LVT flooring and stairs to first floor.

Rear Lobby

Double glazed door to side, boiler cupboard and door to:

WC

Fitted two piece suite comprising low level WC, wash hand basin with tiled splashbacks, radiator and double glazed window to side.

First Floor

Landing

Double glazed window to side and radiator.

Bedroom 1 3.95m (13') x 2.68m (8'10")

Double glazed window to front and radiator.

Bedroom 2 3.80m (12'6") x 2.32m (7'7")

Double glazed window to rear and radiator.

Bedroom 3 2.46m (8'1") x 2.35m (7'9")

Double glazed window to rear and radiator.

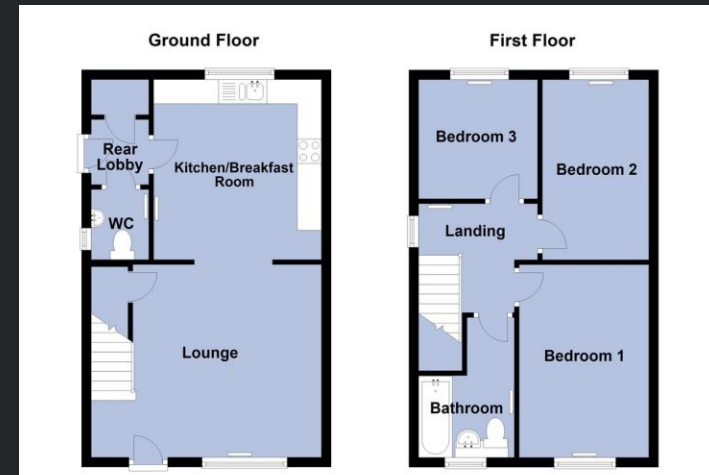
Bathroom

Fitted with three-piece suite comprising bath with shower attachment over and folding glass screen, vanity wash hand basin and WC, part tiled walls, radiator, lino flooring and double-glazed window to front.

Outside

The property has two allocated parking spaces to the front and side gate access into the enclosed rear garden. There is also alarms and security on both entrances.

EPC RATING - B



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.