



Fenland Road, Wisbech, PE13 3QD

Well Presented - Detached House - 3 Bedrooms - Lounge/Diner - Kitchen & Pantry - Family Bathroom & Ground Floor WC - Garage, Carport & Off Road Parking - Front & Rear Gardens - Available August - Deposit £1,384.61- Call To View - (01354) 696700

£1,200 pcm



Ground Floor

Entrance Hall

Double glazed entrance door, full height double glazed windows to front, single radiator, vinyl flooring, and stairs to first floor.

Kitchen 2.61m (8'7") x 2.00m (6'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, under-stairs storage cupboard and vinyl flooring.

Lounge/Diner 4.56m (15') x 3.77m (12'4")

Double glazed window to front, double glazed window to rear, fireplace, two single radiators and vinyl flooring.

Conservatory

Window to side, window to rear,

single radiator, vinyl flooring, double glazed door to garden, door to:

WC

Fitted with corner wash hand basin with tiled splashback, low-level WC, single radiator and vinyl flooring.

Pantry 1.15m (3'9") x 0.81m (2'8")

Fitted with a with shelving and vinyl flooring.

First Floor

Landing

Double glazed window to side.

Bedroom 1 4.40m (14'5") x 3.35m (11')

Double glazed window to front, single radiator and built-in fitted wardrobes.

Bedroom 2 3.71m (12'2") x 2.00m (6'7")max

Double glazed window to rear,

airing cupboard with hot water tank, single radiator and built in fitted wardrobes.

Bedroom 3 2.87m (9'5") x 2.26m (7'5")

Double glazed window to front, vinyl flooring, and single radiator.

Bathroom

Fitted with three piece suite comprising P shaped bath with separate shower over and glass screen, wash hand basin and WC in vanity unit with storage, splashbacks, fully tiled walls, heated towel rail, double glazed window to rear and vinyl flooring.

Outside

There is a single garage, carport and off road parking to the front of the property. The front garden is mainly laid to lawn with a few shrubs while gate via the carport gives access to the enclosed rear garden which is mainly laid to lawn with slabbed patio areas, shrubs and a fish pond.

EPC Rating: C



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.

Call to arrange a viewing **01354 696700**

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