



## Hereford Farm, Rings End, Wisbech, Cambs, PE13 4DE

Semi Rural Location - Detached House - Recently Renovated - 3 Double Bedrooms - Kitchen & 2 Reception Rooms  
- Ground Floor Bathroom & First Floor WC - Front & Side Garden - Gated Driveway - Available Now - Deposit -  
1,615.38 - Call To View (01354) 696700

**£1,400 pcm**



## Ground Floor

### Entrance Hall

Double glazed entrance door to side, fitted carpet, radiator, stairs to first floor and door to:

### Kitchen

4.10m (13'5") x 2.47m (8'1")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, electric hob and oven, pantry, radiator, vinyl flooring, window and door to conservatory and double-glazed window to side.

### Dining Room

4.10m (13'5") x 3.32m (10'11")  
Double glazed window to front and side, fitted carpet, fireplace and radiator.

### Lounge

3.32m (10'11") x 3.19m (10'6")  
Double glazed window to front, fitted carpet, fireplace and radiator.

## Bathroom

Fitted with three-piece suite comprising bath, shower cubicle and vanity wash hand basin, part tiled walls, radiator, vinyl flooring and window to conservatory.

## Conservatory

Window to side and rear, boiler cupboard and door to:

## WC

Window to rear and WC.

## First Floor

## Landing

Window to rear, storage cupboard, radiator and door to:

## Bedroom 1

4.14m (13'7") x 3.29m (10'10")  
Double glazed window to front, fitted carpet, storage cupboard and radiator.

## Bedroom 2

3.33m (10'11") x 3.18m (10'5") max  
Double glazed window to front, fitted carpet, fitted wardrobes and radiator.

## Bedroom 3

3.09m (10'2") x 2.57m (8'5")  
Double glazed window to side, fitted carpet and radiator.

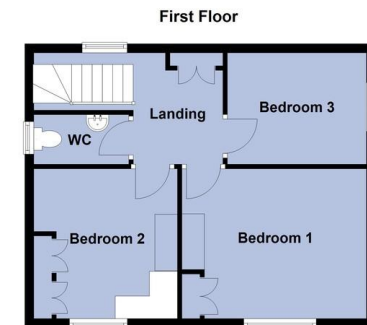
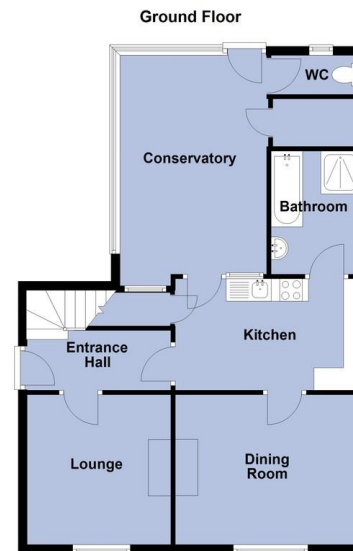
## WC

Fitted with two-piece suite comprising, pedestal wash hand basin and low-level WC, vinyl flooring and window to side.

## Outside

The property has a garden to the front and side, measuring approximately 0.4 acre (stms) which is mostly laid to lawn with trees. There is also a driveway to the side.

EPC -TBC



Call to arrange a viewing **01354 696700** **TPayne & 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.