



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

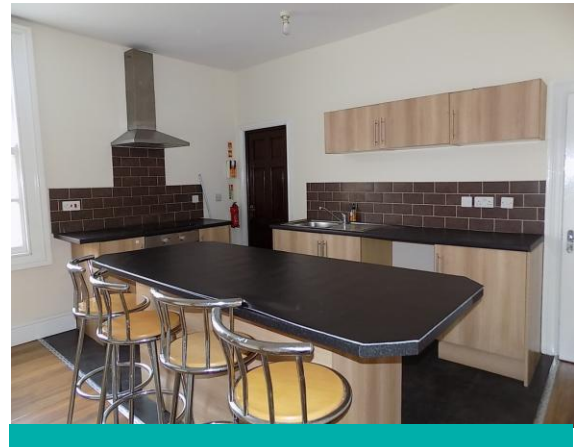
£800 pcm



Ref: P749

Apartment above, 5 Church Terrace, Wisbech, Cambridgeshire, PE13 1BJ

Two storey apartment with accommodation including lounge, kitchen/diner, utility area, shower room, separate wc, and 3 double bedrooms. Having electric heating, double glazing and outdoor terrace, the apartment is situated in the town centre overlooking St Peters Church. Rent and deposit payable in advance.





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ENTRANCE LOBBY An enclosed side entrance passage leads to the entrance lobby with staircase to first floor entrance, electric heater.

LOBBY Leading to:

LOUNGE 16' 6" x 13' 6" (5.03m x 4.11m) Double glazed window to front, electric panel heater, built in cupboard, tv cable and telephone point.

KITCHEN/DINER 16' 4" x 14' 8" (4.98m x 4.47m) Double glazed window to side, range of matching wall and base units with worktop surfaces and island, stainless steel sink bowl unit, 4 ring electric hob with canopy style extractor over, fitted electric oven, electric heater, loft access, door to small terrace.

UTILITY AREA 6' 6" x 3' 7" (1.98m x 1.09m) Electric heater, Worktop surface with plumbing for washing machine.

SHOWER ROOM 6' 0" x 6' 0" (1.83m x 1.83m) Double glazed frosted window, vanity wash basin with cupboard under, mermaid boarding to walls, shower cubicle, electric heater, extractor fan.

SEPARATE WC 5' 2" x 4' 3" (1.57m x 1.3m) Double glazed frosted window, low level wc, vanity wash basin with cupboard below, extractor fan, water heater.

BEDROOM 1 11' 10" x 10' 4" (3.61m x 3.15m) Double glazed to front, electric heater, two built in cupboards, tv cable. Stairs leading to:

SECOND FLOOR LANDING With skylight.

BEDROOM 2 16' 5" x 13' 8" (5m x 4.17m) Double glazed window to front, electric heater, skylight.

BEDROOM 3 13' 4" x 10' 5" (4.06m x 3.18m) Double glazed window, electric heater.

OUTSIDE The property is conveniently situated in the centre of town overlooking St Peters Church.

SERVICES Mains water, electricity and drainage. Heating from electric heaters.

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

DIRECTIONS From our Wisbech Office turn right travelling along Nene Quay to the roundabout. At the roundabout take the 3rd exit onto Churchill Road. Following Churchill Road turn right onto Stermyn Street and then right into Church Terrace. Access to the property is reached via a side entrance passage.

COUNCIL TAX BAND A

EPC RATING E

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 10th April 2024



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ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.