



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£1,400 pcm



Ref: M5271

10 Jackson Close, Wisbech St. Mary, Wisbech, Cambridgeshire, PE13 4AP

A detached house situated in a cul-de-sac location. Having off road parking, garage and gardens, the property further benefits from double glazing and electric heating. The accommodation comprises reception hall, lounge, kitchen/breakfast room, utility room, cloakroom, first floor to 4 bedrooms, en-suite and family bathroom. Rent and deposit payable in advance.





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ENTRANCE HALL Front double glazed door, tiled floor, radiator with cover, flat ceiling with light and smoke alarm, stairs leading off with under stairs cupboard.

LOUNGE 15' 11" x 13' 10" (4.85m x 4.22m) Front double glazed bay window to front, flat ceiling with light, radiator, double doors leading to:-

KITCHEN/DINER 20' 8" x 13' 4" (6.3m x 4.06m) Tiled floor, flat ceiling with spot lighting, French doors to rear, radiator, double glazed window to rear, range of matching wall, base and drawer units with worktop surfaces, centre island with ceramic hob and canopy extractor over, one and a half bowl stainless steel sink unit with tiled splashbacks, built in double oven, integral fridge/freezer, door to utility and cloakroom.

UTILITY ROOM Double glazed back door to rear garden, plumbing for automatic washing machine, tiled splashbacks with worktop surface, fitted wall cupboards.

CLOAKROOM Laminated floor, frosted double glazed window to side, low level wc, wash hand basin with vanity cupboard, half tiled walls, flat ceiling with light.

FIRST FLOOR Stairs and landing with double glazed window to front, radiator with cover, flat ceiling with light and smoke alarm, office space.

BEDROOM ONE 13' 10" x 11' 04" (4.22m x 3.45m) Double glazed window to front with radiator, flat ceiling with light, separate door to family bathroom.

BEDROOM TWO 13' 09" x 9' 1" (4.19m x 2.77m) Double glazed window to front, flat and sloping ceiling with light, radiator, door to en-suite.

ENSUITE 9' 0" x 7' 7" (2.74m x 2.31m) Frosted double glazed window to rear, flat and sloping ceiling with light, fully tiled walls and floor, bath with hand shower attachment, low level wc, wash hand basin with vanity cupboard below.

BEDROOM THREE 13' 10" x 6' 9" (4.22m x 2.06m) Double glazed window to rear, radiator, flat ceiling with light.

BEDROOM FOUR 10' 0" x 6' 0" (3.05m x 1.83m) Double glazed window to rear, radiator, flat ceiling with light.

FAMILY BATHROOM Frosted double glazed window to rear, fully tiled walls and floor, flat ceiling with two spotlights and further light, free standing bath with hand shower attachment, vanity wash basin, low level wc, fully tiled shower cubicle, stainless steel towel radiator.

OUTSIDE The front gravel borders with shrubs and trees. Side entrance gate to rear garden. Rear garden laid to patio area, lawn and borders.

GARAGE With up and over door, ample off road parking to front and side.

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 March High Street Office travel out of the town to towards the A47. At the Guyhim roundabout take the first turning left onto Fen Road and then immediately right onto Gull Road. Then bear right onto Folly's Drove and left onto B1542. Turning right into Bevis Lane and right onto Jackson Close, where this property can be found at the bottom of the cul-de-sac on the right.

COUNCIL TAX BAND D - £2,349

EPC RATING BAND D

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 27th June 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.