



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £1,300 pcm



Ref: M5102-5

### **5 Sayers Crescent, Wisbech St. Mary, Wisbech, Cambridgeshire, PE13 4AS**

Detached house with garage, off road parking and enclosed rear garden. Situated in a popular village location with accommodation including entrance hall, lounge, dining room, cloakroom, kitchen/breakfast room, utility room, 4 bedrooms, en-suite to bedroom one and family bathroom. Having oil fired central heating and double glazing. Deposit and rent payable in advance.





# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428820

## Residential Lettings

**ENTRANCE HALL** From front double glazed entrance door, two double glazed windows to either side, radiator, flat ceiling with two lights and smoke alarm, stairs leading off.

**LOUNGE** 24' 5" x 11' 4" (7.44m x 3.45m) Two double glazed windows to front and side, french doors to rear, two radiators, flat ceiling with two ceiling lights, tv and telephone points, air conditioning unit.

**DINING ROOM** 11' 8" x 11' 8" (3.56m x 3.56m) Two double glazed windows to front and side, radiator, flat ceiling with light, fuse box, tv and telephone points.

**CLOAKROOM** 5' 10" x 3' 1" (1.78m x 0.94m) Low level wc, pedestal wash hand basin, radiator, flat ceiling with light and extractor fan.

**KITCHEN/BREAKFAST ROOM** 12' 1" x 11' 7" (3.68m x 3.53m) Double glazed window to rear, radiator, flat ceiling with spotlights, range of matching wall, base and drawer units, worktop surface with stainless steel one and a half bowl sink unit and drainer, tiled splashbacks, canopy extractor fan over oven and hob, integral dishwasher.

**UTILITY ROOM** 9' 8" x 8' (2.95m x 2.44m) Double glazed door to rear garden, two double glazed windows to side, radiator, flat ceiling with light and extractor fan, worktop surface with single stainless steel sink bowl unit and drainer, matching cupboards with space and plumbing for washing machine and space for undercounter fridge, tiled splashbacks, vent for tumble dryer.

**STAIRS AND LANDING** Double glazed window to front, radiator, flat ceiling with smoke alarm and loft hatch, air conditioning unit, airing cupboard housing electric immersion.

**BEDROOM ONE** 14' x 11' 11" (4.27m x 3.63m) overall Double glazed window to rear, radiator, flat ceiling with light, two wardrobe cupboards.

**EN-SUITE** 10' 3" x 3' 9" (3.12m x 1.14m) Frosted double glazed window to rear, radiator, flat ceiling with light and extractor fan, low level wc, pedestal wash basin with tiled splashbacks, shower cubicle with mermaid style boarding.

**BEDROOM TWO** 11' 6" x 10' 11" (3.51m x 3.33m) Double glazed window to front, radiator, flat ceiling with light, tv cable, wardrobe cupboard.

**BEDROOM THREE** 11' 11" x 8' 0" (3.63m x 2.44m) Double glazed window to front, radiator, flat ceiling with light, wardrobe cupboard, tv cable.

**BEDROOM FOUR** 10' 11" x 8' 3" (3.33m x 2.51m) Double glazed window to rear, radiator, flat ceiling with light, wardrobe cupboard.

**BATHROOM** 11' 8" x 7' 2" (3.56m x 2.18m) Two double glazed frosted windows to side and rear, flat ceiling with light and extractor fan, radiator, low level wc, pedestal wash hand basin, bath with shower attached with tiled splashbacks.

**GARAGE** 17' 4" x 8' 3" (5.28m x 2.51m) With parking space. Up and over door, rear personal door, central heating boiler.

**GARDEN** Front garden small lawn either side of paving to front door, low hedging. Side handgate to rear garden with patio, lawn and decking area, enclosed fencing to oil tank.

**SERVICES** Mains water and electric. Oil central heating. Mains sewage via treatment plant.

**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 town centre office proceed over the bridge and turn left onto North Brink following the signs for Wisbech St Mary. On entering the village turn right into Station Road and first left into Church Road. Turn right into Sayers Crescent and this property can be found on the left hand side

**COUNCIL TAX** BAND D - £2,349

**EPC RATING** C

**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** 5th August 2024



MAXEY  
GROUNDS





MAXEY  
GROUNDS

march@maxeygrounds.co.uk

01354 607105

**Residential Lettings**

**MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:**

- **SALES, LETTINGS AND PURCHASES**
- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

**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.