



# MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Lettings

## £750 pcm



Ref: T741

**346 High Road, Newton, Wisbech,  
Cambridgeshire, PE13 5HR**

Terraced Cottage in village location. Accommodation includes kitchen/diner, living room, conservatory and bathroom. Benefits from double glazing and allocated parking. Brick Outbuilding/Storage. Deposit and Rent payable in advance.





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**ENTRANCE PORCH** Entrance through the front of the property into STORM PORCH of brick and wood construction with polycarbonate roofing, floor mounted oil fired boiler. Double glazed frosted glass door leading to Kitchen/Diner.

**KITCHEN/DINER** 12' 07" x 11' 0" (3.84m x 3.35m) max Tiled floor with wood effect design. upvc framed double glazed window to front, radiator, stairs leading to first floor. Door into Inner Hallway. Range of wall hung and floor mounted kitchen units with work surface, 1 1/4 sink drainer, plumbing for washing machine, inset ceramic hob with stainless steel fronted single oven under, stainless steel extractor hood, tiled surround.

**INNER HALLWAY** with doors to downstairs Bathroom and Living Room.

**LIVING ROOM** 12' 0" x 11' 0" (3.66m x 3.35m) upvc framed double glazed window through to Conservatory, upvc framed double glazed frosted glass door to Conservatory, radiator, television and satellite aerial feed.

**CONSERVATORY** 10' 4" x 5' 11" (3.15m x 1.8m) Of UPVC construction with polycarbonate roof, tiled floor, door leading to rear garden.

**BATHROOM** 7' 6" x 5' 4" (2.29m x 1.63m) Tiled floor with wood effect, upvc framed double glazed frosted glass window to front, white bathroom suite comprising pedestal handbasin, low level WC and panelled bath with electric shower and concertina shower screen, radiator.

**STAIRS AND LANDING** leading to the first floor from the Kitchen/Diner. Carpet, painted walls, glossed wooden handrail leading to landing with doors to all three bedrooms.

**BEDROOM ONE** 12' 4" x 11' 4" (3.76m x 3.45m) upvc framed double glazed window to rear garden, radiator.

**BEDROOM TWO** 12' 6" x 11' 3" (3.81m x 3.43m) max upvc framed double glazed window overlooking the rear, radiator.

**BEDROOM THREE** 11' 5" x 9' 5" (3.48m x 2.87m) loft access, upvc framed double glazed window to front, radiator, cupboard containing the water tank and lagged water cylinder and thermostatic controls.

**OUTSIDE** Allocated parking. Gravelled area to front with paved walkway leading to front Entrance Porch. Two brick built Outbuildings/Storage. Oil tank. The rear garden is laid to lawn with fencing panels to both sides and rear

**SERVICES** Mains water, electricity and drainage. Heating and hot water provided by the oil fired boiler.

**VIEWING** Strictly by appointment with the Agent Maxey Grounds & Co LLP

**DIRECTIONS** Take the A1101 out of Wisbech signed Long Sutton and Sleaford. On the right hand bend take the turning left to Newton and drive into the centre of the village. Turn right opposite The Woadmans public house down the private roadway and the cottage is last but one on right hand side

**COUNCIL TAX BAND A**

**EPC RATING BAND 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** 15th August 2019



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