

MAXEY GROUNDS

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Residential Lettings

£1,200 pcm

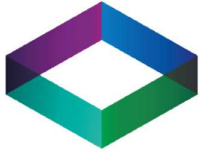


Ref: M5481

25 Horseshoe Terrace, Wisbech, Cambridgeshire, PE13 1QA

A Neat 3 Bedroom Mid-Terraced House benefiting from Open Plan Living, with a Spacious Lounge/Diner, Kitchen, Bathroom and a Good Size Rear Garden. Off-Road Parking and located in a Popular Residential Area on the edge of the town. With easy access to Local Amenities and Schools. Gas central heating and double glazing, off road parking. Rent





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OPEN PLAN LOUNGE/DINER 7.55m x 3.29m (24'9" x 10'9") UPVC part glazed, double glazed front entrance door. UPVC double glazed windows to front and rear. Feature brick fireplace. Two radiators. Telephone socket. Door leading to stairs to first floor. Under stairs storage cupboard.

KITCHEN 4.85m x 1.86m (15'10" x 6'1") UPVC double glazed windows to side. UPVC part glazed, double glazed door to side. Range of wall and base units with worktops over. Stainless steel sink with drainer and mixer taps. Tiled splashbacks. Free-standing electric cooker. Plumbing for washing machine. Radiator. Wall mounted ideal gas fired boiler.

FIRST FLOOR Stairs and landing, loft access, radiator.

BEDROOM 1 3.84m x 3.33m (12'7" x 10'11") UPVC double glazed window to front. Radiator. Telephone sockets.

BEDROOM 2 2.76m x 2.57m max (9'0" x 8'5") UPVC double glazed window to rear. Radiator.

BEDROOM 3 2.45m x 1.98m (8'0" x 6'5") UPVC double glazed window to rear. Radiator.

BATHROOM 2.04m x 1.3m (6'8" x 4'3") Low-level WC. Pedestal hand basin. Panel bath with mixer taps and shower attachment. Tiled walls. Extractor fan. Radiator.

OUTSIDE To the front, redbrick driveway providing off-road parking. Covered walkway leading to Wooden Pedestrian gate and rear garden. To the rear partly laid to grass and patio. Two wooden sheds. Outside tap. Outside lighting. Bordered with wooden fencing.

SERVICES All mains services are connected. Radiator central heating via gas fired boiler.

DIRECTIONS From our Wisbech Office on South Brink, take the A1101 out of Wisbech signed Long Sutton and Sleaford. After the Traffic lights at the junction with the B1169, continue on the Sutton Road, then take the first right into Peatlings Lane, continue onto Horseshoe Terrace. The property is located on the left.

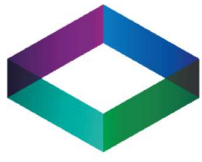
COUNCIL TAX BAND A

EPC RATING BAND D

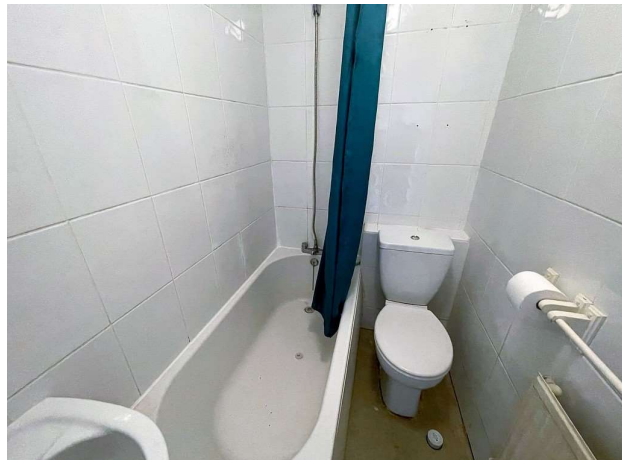
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

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 11th June 2025



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- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU



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