



MAXEY GROUNDS

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Residential Lettings

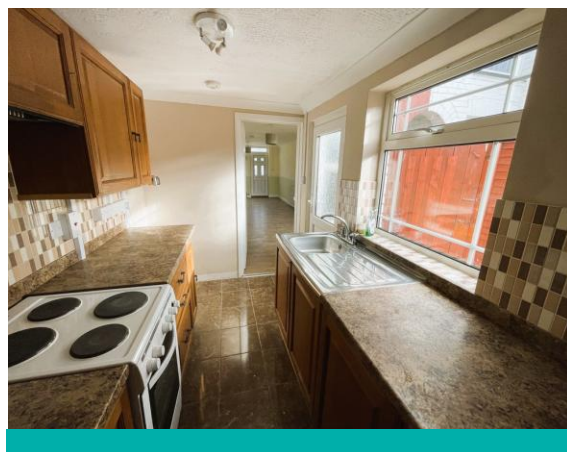
£895 pcm



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, Utility area, 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 and deposit payable in advance.





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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.

UTILITY ROOM 6' 2" x 4' 9" (1.88m x 1.45m) Pedestal wash hand basin with a tiled splashback and WC. Heated towel rail. Wall mounted boiler serving central heating. Preparation surface with space and facilities for washing machine and tumble dryer under. Ceramic tiled floor. Extractor fan. Double glazed window to side.

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 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 lighting. Bordered with wooden fencing.

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

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 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 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 14th October 2025



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march@maxeygrounds.co.uk

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- **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.