

residential.lettings@maxeygrounds.co.uk 01354 607105 or 01945 428825 **Residential Lettings**

£750 pcm





Ref: M5493

15 Prins Court, Prins Avenue, Wisbech, Cambridgeshire, PE13 3HT

A two bedroom mid terraced home in a cul-de-sac location with enclosed garden, double glazing and electric heating. Accommodation includes lounge room, kitchen/breakfast room, two bedrooms and bathroom. Allocated parking. Rent and deposit payable in advance.





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ENTRANCE HALL Double glazed front entrance door, textured ceiling with light, electric radiator, fuse box.

LOUNGE 15' 11" x 11' 11" (4.85m x 3.63m) Double glazed window to front, textured ceiling with light, electric radiator. under stairs cupboard.

KITCHEN/BREAKFAST ROOM 11' 11" x 8' 0" (3.63m x 2.44m) Double glazed door and window to rear, flat ceiling with light, extractor fan, range of matching wall, base and drawer units with worktop surfaces, tiled splashbacks, oven, hob and extractor fan, single stainless steel sink bowl unit, space and plumbing for washing machine, breakfast bar area.

STAIRS AND LANDING Textured ceiling with light.

BEDROOM ONE 10' 9" x 8' 9" (3.28m x 2.67m) Double glazed window to front, textured ceiling with light, electric radiator, wardrobe cupboard.

BEDROOM TWO 10' 8" \times 6' 5" (3.25m \times 1.96m) Double glazed window to rear, textured ceiling with light, airing cupboard.

BATHROOM 7' 7" \times 5' 1" (2.31m \times 1.55m) Frosted double glazed window to rear, low level wc, pedestal wash hand basin, bath with shower over, tiled splashbacks, towel radiator.

OUTSIDE Front garden with paved pathway to front entrance door, gravel and borders to front. Enclosed rear garden laid to patio and lawn with shrub borders. Car parking space.

SERVICES Mains water, electricity and drainage.

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 take the B198/South Brink towards Alexandra Road, continuing on the B198 through 2 roundabouts. Turn left onto Waterlees Road, left onto Prins Avenue and then right onto Prins Court.

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.

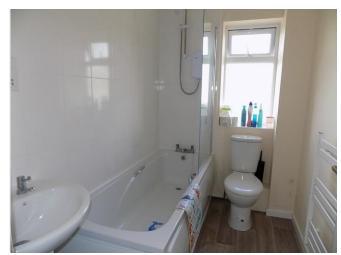
PARTICULARS PREPARED 17th September 2025

















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Residential Lettings

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ASK FOR DETAILS OF HOW WE CAN HELP YOU



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