



MAXEY GROUNDS

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" x 6' 5" (3.25m x 1.96m) Double glazed window to rear, textured ceiling with light, airing cupboard.

BATHROOM 7' 7" x 5' 1" (2.31m x 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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- **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.