



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£1,200 pcm



Ref: M5496

7 Woodford Gardens, Gorefield, Wisbech, Cambridgeshire, PE13 4QB

Detached house in a cul-de-sac location with accommodation includes entrance hall, lounge, kitchen/breakfast room, cloakroom, 3 bedrooms, En-suite to bedroom one and bathroom. Having oil central heating and double glazing. Gravelled off road parking to front, rear garden with views overlooking open fields. Rent and deposit payable in advance.





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ENTRANCE HALL From Double glazed front entrance door, tiled floor, flat ceiling with light and smoke alarm, radiator, under stairs cupboard.

LOUNGE 17' 10" x 11' 5" (5.44m x 3.48m) max Double glazed window to front, wooden laminate flooring, flat ceiling with light, coving, upright radiator, tv and telephone points.

KITCHEN/BREAKFAST ROOM 18' 10" x 12' 6" (5.74m x 3.81m) max Double glazed window and French doors to rear, tiled flooring, flat ceiling with spotlights, coving, radiator, range of matching wall, base and drawer units with worktop and tiled splashbacks, built in stainless steel extractor hood and electric hob, built in eye level oven, integral dishwasher and fridge freezer, space and plumbing for washing machine, grant oil boiler, kitchen breakfast room area three wall units.

CLOAKROOM Double glazed window to front, flat ceiling with light, coving, tiled flooring, low level WC, vanity wash hand basin, tiled splashbacks, stainless steel towel radiator, fuse box.

STAIRS AND LANDING Flat ceiling with smoke alarm, light and loft hatch, coving, radiator, airing cupboard with immersion tank and shelving.

BEDROOM ONE 14' 6" x 11' 9" (4.42m x 3.58m) max Double glazed window to front, flat ceiling with light, coving, radiator.

ENSUITE Double glazed window to side, tile floor, fully tiled walls, flat ceiling with spotlights and extractor fan, fitted shower cubicle, low-level WC, vanity wash hand basin with mirror and light, stainless steel towel radiator.

BEDROOM TWO 11' 8" x 11' 7" (3.56m x 3.53m) Double glazed window to rear, flat ceiling with light, coving, radiator.

BEDROOM THREE 9' 6" x 8' 2" (2.9m x 2.49m) max Double glazed window to rear, flat ceiling with light, coving, radiator.

BATHROOM Double glazed window to front, vinyl flooring, half tiled walls, flat ceiling with spotlights and vent, coving, low level WC, vanity wash hand basin, mirror with light, stainless steel radiator.

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.

OUTSIDE Entrance gates with gravel driveway for off road parking, paved pathway to front entrance door, garden shed, pathways both sides of house to rear garden. Rear garden with lawn, borders and patio areas, garden overlooking open fields, oil tank, outside lighting, outside water tap.

SERVICES Mains water and drainage. Electric and oil for central heating.

DIRECTIONS From Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the road for about ¾ mile & fork left at the traffic lights signal Leverington. Follow the road for a short distance & fork right by the Rising Sun pub into Church Road. Follow the main route for about 2.3 miles to the crossroads, just past the school, in the centre of Gorefield. then turn third left into Woodford Gardens.

COUNCIL TAX BAND C

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 18th September 2025



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GROUNDS





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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.