



St. Augustines Road, Wisbech, PE13 3AD

Well Presented Modern Town House - Three Storey Semi Detached House - 3 Bedrooms – Kitchen & Lounge
Bathroom, En Suite & Ground Floor WC - Enclosed Rear Garden - Available Now - Deposit - ££1,326.92 - Council
Tax Band B – EPC Rating B - Call To View (01354 696700)

£1150 pcm



Ground Floor

Kitchen
2.78m (9'1") max x 2.32m (7'7")
Fitted with a matching range of base and eye level units with worktop space over, electric hob & oven with extractor hood over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, double glazed bay window to front and radiator.

WC
Fitted with two-piece suite comprising a vanity unit wash hand basin and low-level WC, tiled splashbacks and radiator.

Lounge/Diner
3.62m (11'11") X 4.16m (13'7")
Storage cupboard, radiator and double glazed double doors to rear garden.

First Floor

Bedroom 2
3.62m (11'11") x 2.51m (8'3")
Two double glazed windows to front, built in wardrobe and radiator.

Bedroom 3
3.63m (11'11") x 1.85m (6'1")
Two double glazed windows to rear and radiator.

Bathroom
Fitted with three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks and radiator.

Second Floor

Bedroom 1
4.66m (15'3") x 3.62m (11'11")
Double glazed window to front, laminate flooring and radiator.

En-suite
Fitted with three-piece suite comprising shower cubicle, pedestal wash hand basin and low-level WC, tiled splashbacks, vinyl flooring, two skylights and radiator.

Outside
There is an enclosed rear garden laid to patio slabs and rear gate access. There is also one allocated parking space to the rear.

EPC - B



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.