



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

£680 pcm



Ref: M5526

**35 Church Mews, Wisbech,
Cambridgeshire, PE13 1HL**

NEW TO MARKET - BLOCK PHOTO USED. This first floor flat is located just off the town centre. Accommodation includes entrance hall, lounge, kitchen, bedroom and bathroom. Having electric heating and part double glazing. Available now.





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ENTRANCE HALLWAY From double glazed entrance door, laminated flooring, wall hung electric heater, leading directly into lounge.

KITCHEN 7' 5" x 5' 10" (2.26m x 1.78m) Window, fitted kitchen including a range of wall and base units with worktop surfaces over and tiled splashbacks, single drainer stainless steel sink unit with hot and cold mixer tap and integrated plug, plumbing for automatic washing machine, electric freestanding cooker with canopy style extractor over, space for fridge/freezer, textured ceiling.

LOUNGE 16' 3" x 15' 4" (4.95m x 4.67m) Maximum measurements. Laminated flooring, two wall hung electric heaters, double glazed window overlooking communal courtyard.

BEDROOM 12' 1" x 6' 1" (3.68m x 1.85m) Window and wall hung electric heater.

SHOWER ROOM 5' 11" x 5' 10" (1.8m x 1.78m) Having low-level WC, vanity wash basin with tiled splashback and mirror over, extractor fan, upright electric towel radiator.

SERVICES Mains electricity, water and drainage. Electric heating.

DIRECTIONS From our Wisbech office proceed on foot diagonally through the Market Place, Church Mews is to the rear of Coral Book Makers off Little Church Street. The flats are accessed via communal gates to the front, side or rear.

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 19th March 2026



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We would suggest you contact the office before travelling any distance to ensure the property is still available and that your impression of the property is as we intended.

Offices at March and Wisbech

www.maxeygrounds.co.uk