



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

£1,350 pcm



Ref: M5550

**92 North Brink, Wisbech, Cambridgeshire,
PE13 1LN**

Detached house situated in the town of Wisbech overlooking the river. Accommodation comprising lounge, kitchen, dining room, cloakroom, 4 bedrooms and bathroom. Garage and parking. Enclosed gardens. Benefiting from gas central heating and double glazing.





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ENTRANCE PORCH Double glazed side entrance porch, flat ceiling with light, double glazed window to front and side, coat hooks, terracotta floor tiles.

ENTRANCE HALL Double glazed door through into hallway, textured ceiling and coving with two ceiling lights, smoke alarm, tiled floor, storage cupboard.

LOUNGE 22' 10" x 12' 3" (6.96m x 3.73m) Laminated flooring, textured ceiling and coving with wall and ceiling lights, two radiators, tv and telephone points, two double glazed windows to rear, French doors to garden, log burner.

CLOAKROOM Double glazed window, flat ceiling and coving with light, wash hand basin and low level wc.

KITCHEN 17' 4" x 9' 1" (5.28m x 2.77m) Double glazed door and window, tiled grey flooring, radiator, cupboard housing gas fired boiler, range of matching wall, base and drawer units with worktop surfaces and splashbacks, one and a half sink bowl unit with drainer, space and plumbing for washing machine, built in dishwasher and fridge/freezer, microwave, oven and grill, gas hob with canopy extractor fan over, textured and coved ceiling with two lights, under stairs storage cupboard.

DINING ROOM 10' 11" x 7' 4" (3.33m x 2.24m) Two double glazed windows, tiled grey flooring, radiator, textured ceiling and coving, three hanging lights.

STAIRS AND LANDING Double glazed window, textured and coved ceiling with light, smoke alarm and loft hatch.

BEDROOM ONE 12' 11" x 11' 2" (3.94m x 3.4m) Double glazed window, textured and coved ceiling with ceiling fan and light, radiator.

BEDROOM TWO 12' 3" x 9' 7" (3.73m x 2.92m) Double glazed window, textured and coved ceiling with ceiling fan and light, radiator.

BEDROOM THREE 13' 10" x 8' 0" (4.22m x 2.44m) Double glazed window, textured and coved ceiling with ceiling fan and light, radiator.

BEDROOM FOUR 13' 9" x 8' 7" (4.19m x 2.62m) Double glazed window, textured and coved ceiling with light, radiator.

BATHROOM 10' 9" x 6' 10" (3.28m x 2.08m) Double glazed window, textured and coved ceiling with light, shower cubicle, extractor fan, low level wc, wash hand basin with vanity unit, airing cupboard with immersion tank.

GARAGE 19' 4" x 10' 9" (5.89m x 3.28m) Electric garage up and over door, power and light, personal door to rear garden.

OUTSIDE The property has an open plan front garden laid to lawn. The enclosed rear garden laid to lawn with shrub borders, patio and decking area, garden shed.

SERVICES Mains water, electricity, gas. Radiator central heating via gas fired boiler.

DIRECTIONS From our Wisbech Office, take the first turning left over Freedom Bridge and immediately left along North Brink and following past Elgoods. The property can be found on the righthand side on the corner of Magazine Lane.

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 1st July 2026



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