

## The Croft, Christchurch, Wisbech, PE14 9PU

Village Location - Mid Terraced House - 2 Double Bedrooms - Kitchen & Lounge/Diner - Ground Floor WC - First Floor Bathroom - Enclosed Rear Garden - Allocated Parking - Deposit - £980.76 - Available Now - Call To View (01354) 696700

**£850 pcm**





#### Ground Floor

##### Entrance Hall

Entrance door, double glazed window to front, fitted carpet, radiator, stairs to first floor and door to:

##### Kitchen

3.49m (11'5") x 1.85m (6'1")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric hob with extractor hood over and oven, radiator, vinyl flooring and double-glazed window to front.

##### Lounge/Diner

4.08m (13'5") x 3.96m (13') max  
Double glazed window to rear and double door(s) to rear, fitted carpet and radiator.

#### WC

Fitted with two-piece suite comprising, vanity wash hand basin and low-level WC, radiator and vinyl flooring.

#### First Floor

##### Landing

Boiler cupboard, fitted carpet, radiator and door to:

##### Bedroom 1

4.07m (13'4") x 2.87m (9'5") max  
Two double glazed windows to rear, built in wardrobe, fitted carpet and radiator.

##### Bedroom 2

4.08m (13'5") x 2.37m (7'9") max  
Two double glazed windows to front, storage cupboard, fitted carpet and radiator.

#### Bathroom

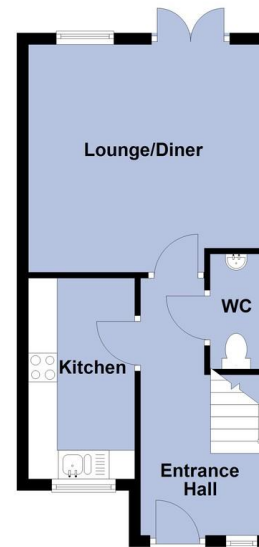
Fitted with three-piece suite comprising bath, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail and vinyl flooring.

#### Outside

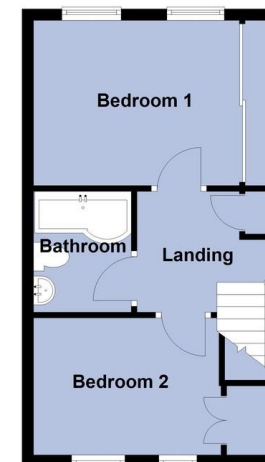
The property has allocated parking to the front and an enclosed garden to the rear. The garden comprising of lawn, gravel and a decked area.

EPC - TBC

#### Ground Floor



#### First Floor



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.