



**MAXEY
GROUNDS**

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£675 pcm



Ref: B1953.17

**17 Blackfriars Court, Churchill Road,
Wisbech, Cambridgeshire, PE13 3BJ**

A one bedroom house within walking distance of the town centre, affording off road parking and rear garden. Finished to a high standard by local developer with accommodation to include double bedroom and en suite shower room to the ground floor and open plan living area to the first floor.





residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428820

Residential Lettings

ENTRANCE HALL From front entrance door, radiator, stairs leading off.

OPEN PLAN LIVING/KITCHEN 15' 4" x 14' 8" (4.67m x 4.47m) Two radiators, double glazed window and French doors to front, 2 double glazed windows to rear, fitted kitchen including a range of matching wall and base units with worktop surfaces and matching splashback, single drainer stainless steel sink unit with hot and cold mixer tap, fitted 2 ring electric hob with canopy extractor over and glass splashback, fitted electric oven, under unit fridge. Boiler cupboard housing wall mounted Ideal Logic gas fired boiler.

BEDROOM 14' 8" x 9' 5" (4.47m x 2.87m) Double glazed window to front, radiator, wardrobe cupboard, door to rear courtyard garden.

EN SUITE SHOWER ROOM 8' 1" x 5' 8" (2.46m x 1.73m) Space and plumbing for automatic washing machine, walk in tiled shower cubicle, pedestal wash basin with tiled splashback, low level wc, upright towel radiator, double glazed window, inset spot lighting.

OUTSIDE The property has a small enclosure of rear courtyard garden which is block paved for ease of care. Allocated car parking.

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

DIRECTIONS From our town centre offices at the traffic lights carry straight to the main town centre roundabout taking the exit towards Downham Market A1101. Take the first turning left off the dual carriageway and bear left into St Augustines Road, where the properties can be found on the right hand side

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.

COUNCIL TAX BAND A

EPC RATING B

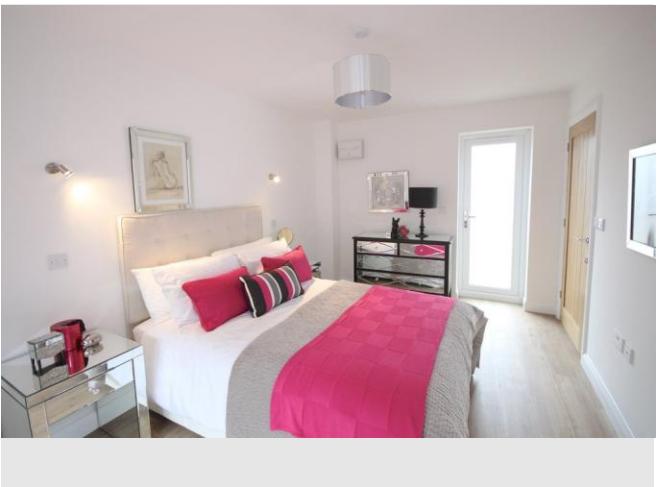
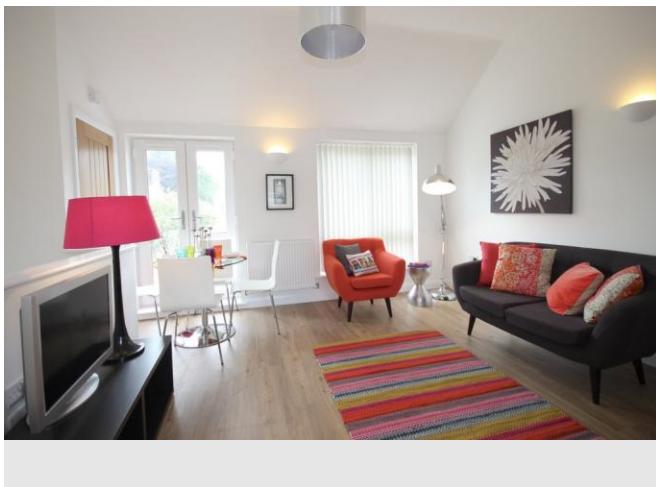
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

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 February 2026



**MAXEY
GROUNDS**





MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607105

Residential Lettings

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- **SALES, LETTINGS AND PURCHASES**
- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agent's Note – This Brochure and its contents / these details are a general outline for guidance only and, whilst prepared in good faith, do not constitute an offer or contract. Maxey Grounds & Co LLP, their Client(s) and any Joint Agent(s) accept no responsibility for any statement that may be made, and any statement should not be relied upon as a statement or representation of fact. Neither they, nor anyone employed by them, are authorised to make or give any representations or warranties in relation to the property, either on their own behalf or on behalf of their Client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans and other plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and no guarantee is given or implied for any apparatus, equipment, facilities or services being connected or in working order. Interested parties should satisfy themselves on all matters prior to buying or leasing the property either by inspection or otherwise.

Offices at March and Wisbech

www.maxeygrounds.co.uk