

Wisbech Close, Fens, TS25 2LW
2 Bed - House - Mid Terrace
£725 Per Month

Council Tax Band: A
EPC Rating: C
Tenure: Freehold

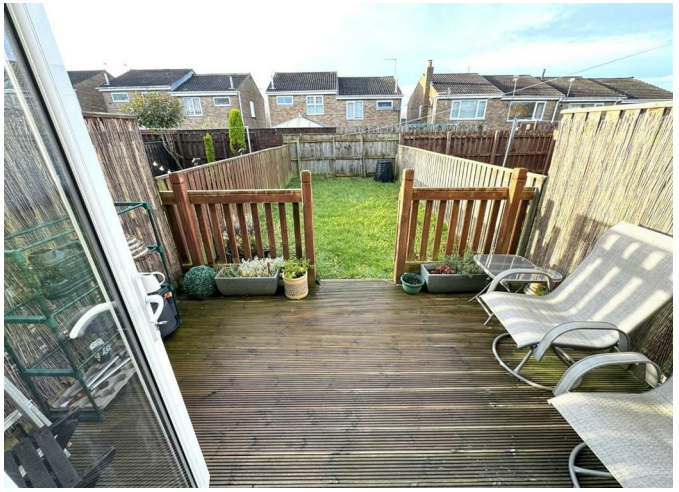
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Wisbech Close, Fens, TS25 2LW

A modern two bedroom mid terraced property on Wisbech Close in a popular part of the Fens Estate offered for rent on an UNFURNISHED basis. Features include modern kitchen and bathroom, whilst further benefitting from gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout that briefly comprises: entrance direct into the open plan lounge and kitchen, the lounge area featuring French doors to the rear garden, whilst the kitchen is fitted with modern units and includes a range of integrated appliances. To the first floor are two good size bedrooms, with built-in wardrobes, they are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally are low maintenance gardens to the front and rear, with the enclosed rear garden incorporating decking and lawned areas. Parking is available directly adjacent to the property.
UNFURNISHED
REQUIRED EARNINGS: Tenants £21,750pa; Guarantor, if required £26,100pa
BOND £836
(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

ENTRANCE
Direct access into the property via uPVC double glazed entrance door.

OPEN LOUNGE AND KITCHEN
24'4 x 12'1 (7.42m x 3.68m)

LOUNGE AREA
uPVC double glazed French doors with matching side screens opening to the rear garden, modern laminate flooring, feature fire surround with electric fire, useful under stairs storage cupboard, convector radiator.

KITCHEN AREA
Fitted with a modern range of contrasting units to base and wall level with complementing work surfaces and matching splashback incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, integrated fridge, separate freezer and microwave to eye level, recess with wine cooler included, recess for washing machine, uPVC double glazed window to the front aspect, laminate flooring, breakfast bar area.

FIRST FLOOR

LANDING
Fitted carpet, hatch to loft space, access to:

BEDROOM ONE
10' excluding wardrobes x 8'9 (3.05m excluding wardrobes x 2.67m)
Fitted with built-in wardrobes, uPVC double glazed window to rear aspect, fitted carpet, single radiator.

BEDROOM TWO
9'6 x 8'3 excluding wardrobes (2.90m x 2.51m excluding wardrobes)
Built-in wardrobes, uPVC double glazed window to the front aspect, over stairs storage cupboard, single radiator.

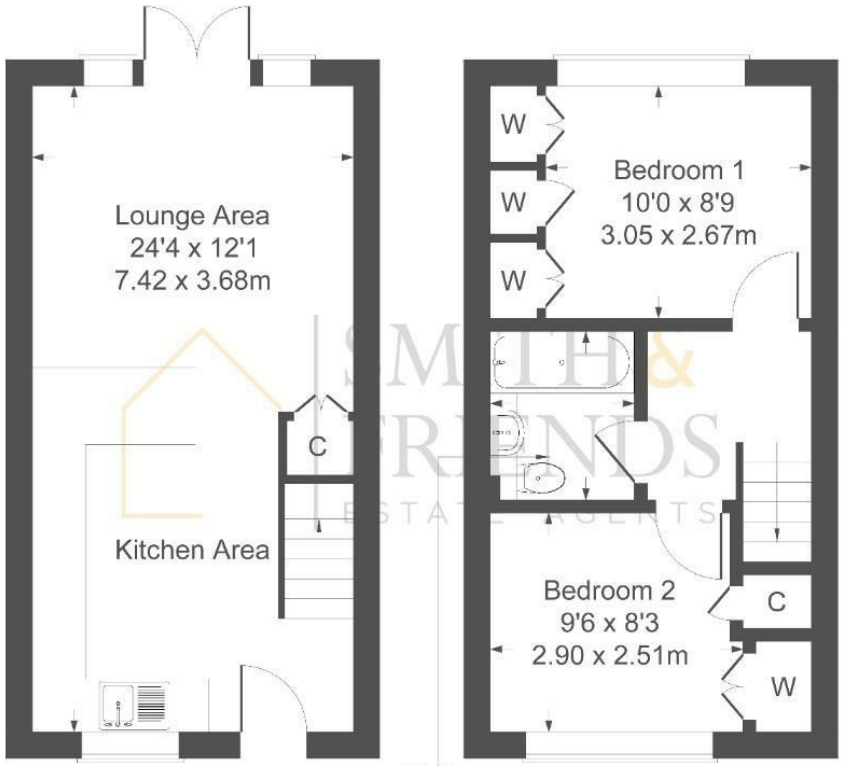
BATHROOM/WC
6'8 x 5'5 (2.03m x 1.65m)
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to splashback, chrome heated towel radiator, spotlighting to ceiling, fitted extractor fan.

OUTSIDE
To the front of the property is a lawned area and outside storage area. The rear benefits from a west facing enclosed garden which is mainly laid to lawn and has a good size decking area.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.

Wisbech Close

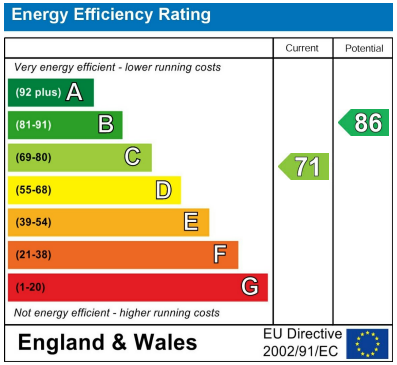
Approximate Gross Internal Area
588 sq ft - 55 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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