MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk
01354 607105 or 01945 428825
Residential Lettings

£800 pcm



Ref: M5101

The Annex, Poplar Tree Farm, Long Drove, Parson Drove, Wisbech, Cambridgeshire, PE13 4JT

Self-contained two bedroom annex situated in a rural location. The property offers ground floor accommodation including entrance lobby, utility room/ground floor shower and wc, kitchen/diner, lounge, conservatory and bedroom as well as a first-floor second bedroom with en suite. Rent will include heating, water, drainage and council tax, with the tenant paying only for electricity. Parking will be available.



MAXEY GROUNDS

march@maxeygrounds.co.uk
01354 607105

Residential Lettings

ENTRANCE LOBBY 10' 4" x 7' 5" (3.15m x 2.26m) From covered porch, double glazed entry door and windows, tiled floor, radiator. Tumble dryer included.

UTILITY ROOM/SHOWER 8' 4" x 6' 8" (2.54m x 2.03m) From double glazed door, radiator, tiled floor, tiled shower cubicle, coving to flat ceiling, fitted marble worktop with double cupboard and washing machine under, stainless steel sink, tiled splashback, wall mounted electric meter cupboard.

SEPARATE WC 5' 10" x 3' 2" (1.78m x 0.97m) Having low level wc and vanity cupboard with wash basin and tiled splashback, coving to flat ceiling with inset spot lighting, tiled floor, extractor fan.

KITCHEN/DINER 21' 9" x 20' 10" max (6.63m x 6.35m) Coving to flat ceiling with inset spotlights and ceiling rose, stairs to first floor, under stairs storage cupboard, radiator, tiled floor, double glazed window to front, French doors to conservatory, fitted kitchen including a range of matching wall and base units with marble worktop surfaces and tiled splashbacks, deep sink, integrated dishwasher and fridge, range style electric cooker.

CONSERVATORY 13' 2" x 11' 5" (4.01m x 3.48m) UPVC double glazed, double glazed French doors, tiled floor, radiator.

LOUNGE 22' 3" x 13' 10" max (6.78m x 4.22m) Double glazed bay window to front, radiator, coving to flat ceiling, glazed double doors from kitchen/diner.

GROUND FLOOR BEDROOM 19' 2" x 18' 9" max (5.84m x 5.72m) Radiator, double glazed bow window to front, coving to flat ceiling.

STAIRS Leading to first floor guest bedroom.

FIRST FLOOR BEDROOM 18' x 14' max (5.49m x 4.27m) Radiator, sky light window, storage cupboard and 2 eaves cupboards.

EN SUITE 5' 9" x 4' 10" (1.75m x 1.47m) Having low level wc, pedestal wash basin and tiled shower cubicle, tiled walls, sky light window, upright towel radiator, extractor fan.

OUTSIDE Parking will be available on site.

SERVICES Tenants will be responsible for paying their own electricity bill. Water and drainage costs, heating costs and council tax will be included in the rent. Window cleaning is included in the rent.

DIRECTIONS From our High Street March Office turn right and proceed through High Street into Broad Street, turn left at the traffic lights on Broad Street onto Dartford Road. Follow this road out of the town and onto the A141 travelling towards Wisbech. Follow this road to the roundabout at Rings End, taking the 1st exit on the roundabout onto the A47. Turn 1st right towards Guyhirn. Turn left towards Parson Drove. On reaching Parson Drove turn left over the bridge at the crossroads and continue on this road towards to the A47. This property can be found 1st on the left following the sharp left hand bend.

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 N/A – Council tax payment included in the rent paid.

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 12th November 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**
- **LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS**

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.
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.