



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£875 pcm



Ref: F746

140 School Road, West Walton, Wisbech, Cambridgeshire, PE14 7DR

Two bedroom semi detached family home in village location with off road parking for several cars, gardens to front and rear, double glazing, outside timber storage and propane gas central heating. Accommodation includes Living Room, separate Dining Room and Kitchen with both Bedrooms and family Bathroom to the first floor.





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ENTRANCE HALL Double glazed panelled front entrance door. Stairs leading off. Door to lounge.

LOUNGE 12' 10" x 10' 11" (3.93m x 3.34m) Double glazed bay window to front. Radiator. Door to dining room.

DINING ROOM 15' 8" x 11' 10" (4.79m x 3.62m) Max. Double glazed window to rear. Double glazed window to side. Radiator. Door to under stairs storage cupboard with double glazed window to side. Door to kitchen.

KITCHEN 9' 3" x 6' 3" (2.83m x 1.92m) Single drainer stainless steel sink unit with mixer tap. Range of base units & drawers below with preparation surface, splashback & matching wall units above. Integrated electric oven & hob with extractor hood over. Space for washing machine. Space for tall standing fridge/freezer. Vinyl flooring. Ceiling spotlight. Double glazed obscured panel door to side. Double glazed window to side.

LANDING Loft access. Double glazed window to side.

BEDROOM ONE 12' 9" x 10' 11" (3.91m x 3.34m) Two Double glazed windows to front. Radiator. Feature fireplace.

BEDROOM TWO 11' 11" x 8' 4" (3.65m x 2.55m) Double glazed window to rear, radiator.

BATHROOM 7' 10" x 6' 11" (2.4m x 2.12m) Bathroom suite comprising panelled bath with mixer tap, mains shower over & shower screen, tiled splashbacks, low level flush WC set into concealed unit, wash hand basin set into vanity unit. Heated towel rail. Vinyl flooring. Double glazed obscured window to rear. Double doors to built in cupboard housing boiler.

OUTSIDE The property is set back from the road with a gravel driveway providing off road parking. Front garden mainly laid to lawn with shrubs to border. Open fronted timber shed. Timber garden shed. Gated brick outhouse. Adjoining brick built coal shed. Rear garden fully enclosed by fencing, mainly laid to lawn. Field views to rear. Outside tap. Outside light.

SERVICES Mains water, electricity and drainage. Central heating by Calor Gas.

DIRECTIONS Take the B198 Lynn Road out of Wisbech with the BP garage on your right. Continue out of the town, passing Bambers Leisure on your right and at the roundabout turn left and head into Walton Highway. Turn left immediately before The Highwayman public house into School Road and the property will be found on the left 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.

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.

COUNCIL TAX BAND A

EPC RATING BAND E

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 31st March 2026



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Residential Lettings

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Offices at March and Wisbech

www.maxeygrounds.co.uk