



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

Village Location - Mid Terraced House - 2 Bedrooms - Kitchen & Lounge/Diner - Bathroom & Ground Floor WC -  
Enclosed Rear Garden - Allocated Parking - Available Now - Council Tax Band C - EPC Rating E - Deposit £951.92

**£825 pcm**



**Ground Floor**

**Entrance Hall**

Double glazed entrance door, double glazed window to front, single radiator, vinyl flooring, stairs to first floor and doors to:-

**Kitchen**

3.50m (11'6") x 1.85m (6'1")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in electric hob with extractor hood over, double glazed window to front and vinyl flooring.

**Lounge/Diner**

4.09m (13'5") x 3.96m (13')  
Double glazed window to rear, vinyl flooring, double glazed double doors to enclosed rear garden.

**WC**

Fitted with a two piece suite comprising wash hand basin with

storage under, low level WC, vinyl flooring and extractor fan.

**First Floor**

**Landing**

Stairs to ground floor, airing cupboard and doors to:

**Bedroom 1**

4.09m (13'5") x 2.88m (9'5") max  
Two double glazed windows to rear, fitted with a built-in wardrobes with full-length mirrored sliding doors, hanging rails and shelving, single radiator.

**Bedroom 2**

3.07m (10'1") x 2.32m (7'7") max  
Two double glazed windows to front, built-in storage cupboard, single radiator.

**Bathroom**

Fitted with three piece suite comprising panelled P shaped bath with glass screen, pedestal wash hand basin and low-level WC, part tiled walls, heated towel rail, extractor fan and vinyl flooring.

**Outside**

The property has a small front garden and an enclosed rear garden which is mainly laid to lawn with patio area and small shed. There is one allocated parking to the front of the property.

EPC Rating:- E



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.