



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £1,500 pcm



Ref: M5143

### **3 Shrubby Close, Church Road, Christchurch, Wisbech, Cambridgeshire, PE14 9DE**

Detached house located in a village location and benefitting from off-road parking, gardens and garage. Having accommodation including entrance hall, lounge, dining room, kitchen/breakfast room, garden room, cloakroom and utility room on the ground floor. 3 double bedrooms, en suite and family bathroom on the first floor and 2 further double bedrooms and shower room on the 2nd floor. Central heating via heat source air pump, fully double glazed.



Offices at March and Wisbech

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**ENTRANCE HALL** From double glazed front entrance door, stairs leading off.

**LOUNGE** 17' 4" x 11' max (5.28m x 3.35m) Double glazed windows front and side, feature fire recess with wood mantel.

**DINING ROOM** 14' 2" x 11' 1" (4.32m x 3.38m) Double glazed windows to front and side.

**KITCHEN/BREAKFAST ROOM** 21' 1" x 12' 4" (6.43m x 3.76m) Double glazed windows to both sides and rear, fitted kitchen including a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit, fitted electric oven, electric hob and canopy style extractor, space for dishwasher, central island with dining and breakfast bar.

**GARDEN ROOM** 15' 8" x 10' 1" (4.78m x 3.07m) Double glazed French doors to garden, double glazed windows to both sides, loft access.

**CLOAKROOM** 6' 8" x 2' 8" (2.03m x 0.81m) Having low level wc and vanity wash basin with tiled splashback, extractor fan.

**UTILITY ROOM** 8' x 6' 7" max (2.44m x 2.01m) Double glazed door to rear, double glazed window to side, worktop surface with cupboard under, space for washing machine and tumble dryer, extractor fan, water tanks and associated workings.

**FIRST FLOOR** Stairs and landing, radiator, double glazed window to front.

**BEDROOM 1** 18' 3" x 11' 1" max (5.56m x 3.38m) Double glazed windows to front and side, radiator.

**ENSUITE** 7' 2" x 6' 8" (2.18m x 2.03m) Upright towel radiator, double glazed window, extractor fan, low level wc, pedestal wash basin and shower, splashbacks.

**BEDROOM 2** 14' 2" x 11' 1" (4.32m x 3.38m) Radiator, double glazed windows to front.

**BEDROOM 3** 15' 6" x 11' 2" (4.72m x 3.4m) Radiator, double glazed window to side.

**BATHROOM** 11' 6" x 9' 6" (3.51m x 2.9m) Upright towel radiator, low level wc, pedestal wash basin and panel bath, splashbacks, double glazed window, extractor, storage eaves, shower, low level wc, pedestal wash basin, splashbacks, upright towel radiator, extractor, inset spot lighting.

**GARAGE** 23' 3" x 10' 8" (7.09m x 3.25m) up and over door front, power and light, personel door to rear garden.

**OUTSIDE** The property has a gravelled driveway to front offering off road parking and access to garage. Paved pathways to front entrance door and side access, borders. Hand gate leads to the enclosed rear garden which is laid to lawn and paved patio.

**SERVICES** Mains water, electricity and drainage. Heating and hot water is via heat source air pump and provided under floor on the ground floor, and via hot water radiators to the 1st and 2nd floors.

**DIRECTIONS** From our High Street March Office turn left and travel past the mini roundabout. Turn left at the traffic lights onto St Peter's Road and follow this road out of the town onto the B1099. Once you reach Bedlam Bridge turn left onto the Sixteen Foot Bank. Follow this road towards Christchurch. Taking the first turning right onto Padgetts Road and then turning first left into Church Road the property can be found on the left hand side on a new development site just before The Croft turning, number 3 fronts Church Road.

**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 F**

**EPC RATING BAND 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** 12th March 2026



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