



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £780 pcm



IMAGE SHOWS GENERAL VIEW

Ref: M5544

### **17 Church Mews, Wisbech, Cambridgeshire, PE13 1HL**

Converted Ground Floor Flat in town centre location within a private gated community. Accommodation includes open plan living/dining and kitchen, double bedroom and shower room. Electric heating.





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**ENTRANCE** Wooden and glazed panelled front entrance door leading into open plan living/dining and kitchen.

### **OPEN PLAN LIVING/DINING and KITCHEN**

19' 0" x 15' 3" (5.79m x 4.65m) Lounge Area with window to front and electric wall heater. Fitted kitchen includes a range of matching wall and base units with worktop surfaces, stainless steel single drainer sink unit, integrated oven and hob with splashback, canopy style extractor, space for washing machine and upright fridge/freezer, ceiling spot lights.

**BEDROOM** 11' 5" x 9' 10" (3.48m x 3m) Window to rear electric wall heater, door to:

**EN-SUITE SHOWER ROOM** 11' 6" x 3' 10" (3.51m x 1.17m) Having tiled shower cubicle with electric shower, pedestal wash hand basin and low level W.C., heating upright towel radiator, extractor fan.

**OUTSIDE** Secure gated communal courtyard.

**SERVICES** Mains water, electricity, and drainage.

**DIRECTIONS** From our Wisbech office proceed on foot diagonally through the Market Place, Church Mews is to the rear of Coral Book Makers off Little Church Street. The grounds floor flats are accessed via communal gates to the front, side or rear.

**COUNCIL TAX** BAND A

**EPC RATING** BAND E

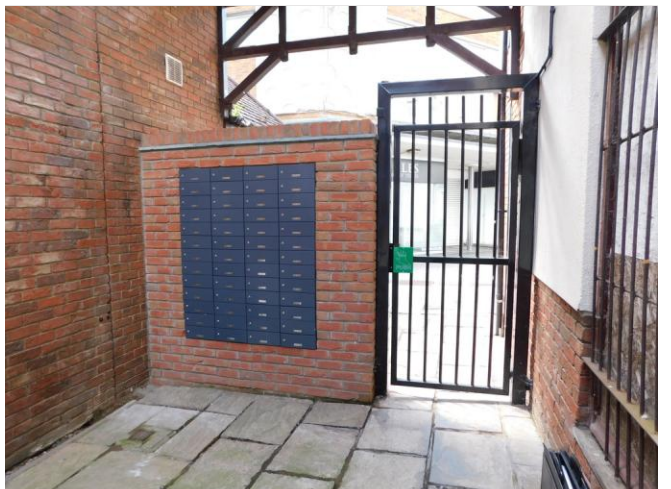
**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**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** 4th June 2026



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**Residential Lettings**

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