



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

£1,300 pcm



Ref: M5533

**25 Orchard Way, Wisbech St. Mary,
Wisbech, Cambridgeshire, PE13 4BD**

A modern semi-detached house situated in a village location. Having accommodation including entrance hall, cloakroom, kitchen/diner, lounge, 3 bedrooms, en suite and family bathroom. Having electric heating and double glazing along with enclosed rear garden and off road parking to the front.





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ENTRANCE HALL From front entrance door, laminate flooring, wall mounted electric heater, door leading to cloakroom and two storage cupboards, stairs leading off.

CLOAKROOM 5' 2" x 3' 2" max (1.57m x 0.97m) Having laminate flooring, white suite including low-level WC and vanity wash basin with mirror over, upright towel radiator, inset spotlight, double glaze window to front.

LOUNGE 17' 2" x 11' 3" (5.23m x 3.43m) Wall mounted electric heater, double glazed window to front, inset spotlighting and ceiling rose, leading through to.

KITCHEN/DINER 19' 1" x 9' 2" (5.82m x 2.79m) Double glazed French doors to rear garden, double glazed window to rear, laminate flooring, wall mounted electric heater. Fitted kitchen including a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel one and a half bowl sink unit, integrated fridge/freezer, dishwasher and washing machine, integrated Smeg electric oven and four ring electric hob with canopy style extractor over, inset spotlighting to kitchen area.

FIRST FLOOR Stairs and landing, loft access, cupboard housing hot water tank.

BEDROOM 1 11' 9" x 10' 1" (3.58m x 3.07m) Double glazed window to front, wall mounted electric heater.

ENSUITE 8' 8" x 3' 3" (2.64m x 0.99m) Inset spotlighting and extractor fan, white suite including low-level WC, vanity wash basin with mirror over, shower cubicle, part tiled walls, upright towel radiator, shaver point.

BEDROOM 2 12' 11" x 9' 8" (3.94m x 2.95m) Double glazed window to rear, wall mount electric heater.

BEDROOM 3 9' 4" x 9' 2" (2.84m x 2.79m) Wall mounted electric heater, double glazed window to rear.

BATHROOM 7' x 6' 6" (2.13m x 1.98m) Having white suite including low-level WC, pedestal wash basin and panel bath with shower and screen over, upright towel radiator, double glazed window, inset spotlighting and extractor fan.

OUTSIDE The property has an open plan frontage with block paved off road parking. A hand gate leads into the rear garden which is laid to lawn and paved patio.

SERVICES Mains water, electricity, and drainage. Heating via electric appliances. Solar panels.

DIRECTIONS Travelling into Wisbech St. Mary along the High Road from Guyhirn, Orchard Way can be found on your left hand side as you enter the village.

COUNCIL TAX BAND B

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 29th April 2026



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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.

Offices at March and Wisbech

www.maxeygrounds.co.uk