



# MAXEY GROUNDS

[residential.lettings@maxeygrounds.co.uk](mailto:residential.lettings@maxeygrounds.co.uk)

01354 607105 or 01945 428825

Residential Lettings

## £750 pcm



Ref: M5072

### **75b Wainwright, Werrington, Peterborough, Cambridgeshire, PE4 5AH**

Modern terraced house situated in Werrington. Accommodation includes living room, kitchen, bedroom and shower room. Having side and rear gardens and off road parking, the property further benefits from gas central heating and double glazing. Deposit and rent payable in advance.





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**LOUNGE/DINER** 15' 8" x 12' 11" (4.79m x 3.94m) 'L' shaped, maximum measurements. From double glazed front entrance door, double glazed windows to front and side. Radiator. Laminate flooring. Feature spiral staircase to first floor. Opening to Kitchen.

**KITCHEN** 6' 4" x 5' 6" (1.95m x 1.70m) Stainless steel single drainer sink unit with mixer tap over. Range of base units and drawers below with preparation surface over. Freestanding electric cooker. Space and facilities for washing machine, space for under counter fridge/freezer. Tiled splash backs. Laminate flooring. Double glazed window to front. Undercounter fridge/freezer and washing machine for tenants use whilst in working order.

**STAIRS AND LANDING** Feature spiral staircase leads onto first floor landing. Access to Bedroom and Bathroom.

**BEDROOM** 12' 11" x 8' 0" (3.94m x 2.45m) Built in double wardrobe. Airing cupboard housing gas fired boiler. Double glazed windows to front and side. Radiator. Loft Access.

**SHOWER ROOM** 7' 4" x 5' 6" (2.24m x 1.69m) Three-piece bathroom suite comprising large shower with twin head, rain fall and handheld, wash hand basin set in vanity unit and low-level flush WC. Tiled splash backs. Vinyl Flooring. Double glazed window to front.

**OUTSIDE** The property is set back from the road with the front laid to gravel providing off road parking. Side garden laid to lawn. Gate and path leading to enclosed rear garden also

laid to lawn. Timber garden shed.

**SERVICES** Mains gas, electricity, water and drainage. Radiator central heating via gas fired boiler.

**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.

**DIRECTIONS** From the A47 Soke Parkway take Lincoln Road on to Werrington Parkway, passing the Brotherhood retail park. Go straight over the next three roundabouts, turning right at the fourth (with the Audi garage to the left) in to Davids Lane. At the cross roads with the traffic lights turn right into Twelvetree Avenue. Wainwright can be found on the right.

**COUNCIL TAX** BAND A

**EPC RATING** BAND D

**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.

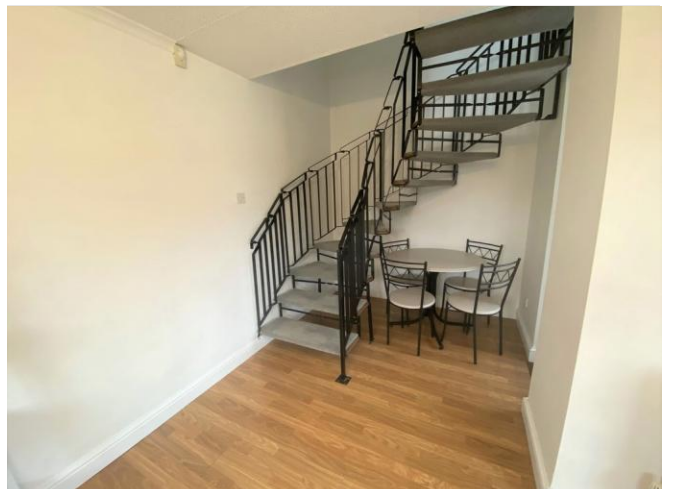
**TENANCY DEPOSIT** For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

**PARTICULARS UPDATED** 7 January 2026





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**ASK FOR DETAILS OF HOW WE CAN HELP YOU**



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Maxey Grounds & Co LLP, their Client(s) and any Joint Agent(s) accept no responsibility for any statement that may be made, and any statement should not be relied upon as a statement or representation of fact. Neither they, nor anyone employed by them, are authorised to make or give any representations or warranties in relation to the property, either on their own behalf or on behalf of their Client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans and other plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and no guarantee is given or implied for any apparatus, equipment, facilities or services being connected or in working order. Interested parties should satisfy themselves on all matters prior to buying or leasing the property either by inspection or otherwise.

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](http://www.maxeygrounds.co.uk)**