



# MAXEY GROUNDS

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Residential Lettings

## £850 pcm



Ref: H1397

### **256 School Road, Walton Highway, Wisbech, Cambridgeshire, PE14 7DR**

Newly redecorated and new flooring throughout!!  
Unfurnished detached two bedroom bungalow, in a quiet village location. Accommodation includes lounge, kitchen/diner, two double bedrooms, family bathroom with shower over bath, conservatory, sun room and gardens to front, rear and side. Single garage and off road parking for several cars. Rent and deposit payable in advance.





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**ENTRANCE HALL** UPVC front door with window panel to side with small porch, radiator and storage cupboard.

**LOUNGE** 13' 0" x 16' 0" (3.96m x 4.88m) Double glazed window to front and side, log burner, new flooring and radiator.

**KITCHEN/DINER** 13' 0" x 10' 05" (3.96m x 3.18m) Double glazed window to front and side, fitted with a range of matching base units with worktop surfaces and tiled splash back, stainless steel sink and drainer, space and plumbing for washing machine, new free standing electric cooker, radiator and large pantry/storage cupboard.

**SUN ROOM** 15' 0" x 8' 3" (4.57m x 2.51m) Vinyl flooring, doors to front and rear with double doors to side.

**CONSERVATORY ONE** 11' 1" x 4' 11" (3.38m x 1.5m) Vinyl flooring, storage cupboards, door to rear sun room.

**BEDROOM 1** 13' 0" x 11' 0" (3.96m x 3.35m) Double glazed window to rear, new flooring and radiator.

**BEDROOM 2** 12' 0" x 10' 6" (3.66m x 3.2m) Double glazed window to rear, new flooring and radiator.

**BATHROOM** 7' 01" x 6' 11" (2.16m x 2.11m) Double glazed window to rear, fitted three-piece suite comprising low level WC, pedestal wash basin and bath with shower over, tiled splashback and radiator.

**OUTSIDE** The property has open plan front garden with ample parking and garage. Enclosed rear garden with patio area and shed.

**SERVICES** Mains water, electricity and drainage. The property also has Oil central heating.

**DIRECTIONS** Take the B198 Lynn Road out of Wisbech. At the min roundabout just past Worzals Garden Centre take the second exit signed posted Walton Highway and follow the road until you reach School Road which will be on the left hand side. the property is situated on the left hand side.

**COUNCIL TAX BAND B -**

**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 PREPARED** 17th May 2021



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