



# MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

## £675 pcm



Ref: B1953.19

### **19 Blackfriars Court, Churchill Road, Wisbech, Cambridgeshire, PE13 3BJ**

A one bedroom house within walking distance of the town centre, affording off road parking and rear garden. Finished to a high standard by local developer with accommodation to include double bedroom and en suite shower room to the ground floor and open plan living area to the first floor.





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

**OPEN PLAN LIVING/KITCHEN** 15' 4" x 14' 8" max (4.67m x 4.47m) Two radiators, double glazed window and French doors to front, 2 double glazed windows to rear, fitted kitchen including a range of matching wall and base units with worktop surfaces and matching splashback, single drainer stainless steel sink unit with hot and cold mixer tap, fitted 2 ring electric hob with canopy extractor over and glass splashback, fitted electric oven, under unit fridge. Boiler cupboard housing wall mounted Ideal Logic gas fired boiler.

**BEDROOM** 14' 8" x 9' 5" (4.47m x 2.87m) Double glazed window to front, radiator, wardrobe cupboard, door to rear courtyard garden.

**EN SUITE SHOWER ROOM** 8' 1" x 5' 8" (2.46m x 1.73m) Space and plumbing for automatic washing machine, walk in tiled shower cubicle, pedestal wash basin with tiled splashback, low level wc, upright towel radiator, double glazed window, inset spot lighting.

**OUTSIDE** The property has a small enclosure of rear courtyard garden which is block paved for ease of care. Allocated car

parking.

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

**DIRECTIONS** From our town centre offices at the traffic lights carry straight to the main town centre roundabout taking the exit towards Downham Market A1101. Take the first turning left off the dual carriageway and bear left into St Augustines Road, where the properties can be found on the right hand side

**COUNCIL TAX BAND A**

**EPC RATING BAND B**

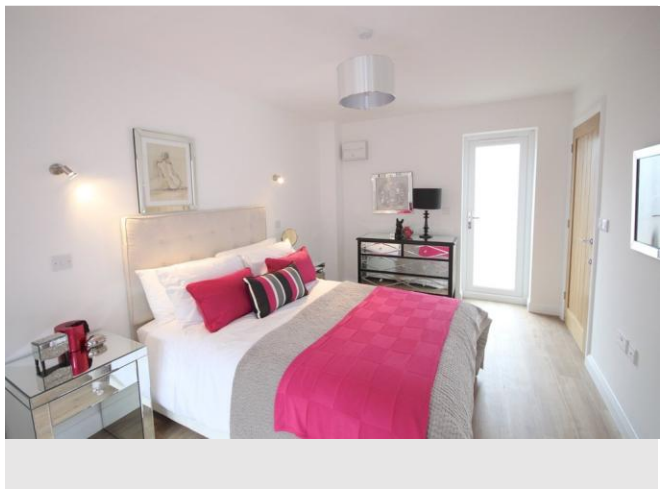
**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**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 UPDATED** 2<sup>nd</sup> December 2021



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