



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

£525 pcm



Ref: M5086

3 Church Mews, Wisbech, Cambridgeshire, PE13 1HL

Converted ground floor flat with accommodation including open plan kitchen/living room, bedroom and shower room situated within a gated private community. Allocated Parking. Town centre location. Electric Heating. Rent and deposit payable in advance.





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OPEN PLAN LIVING/KITCHEN 17' 2" x 15' 3" (5.24m x 4.66m) Feature double glazed window to front, door to front, flat ceiling with inset spot lighting over kitchen area, 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, automatic washing machine, fridge/freezer, fitted Lamona electric oven, 4 ring electric hob with glass splashback and canopy extractor over, electric radiator.

BEDROOM 13' 4" x 10' (4.07m x 3.05m) Two windows to rear, electric radiator.

EN-SUITE SHOWER ROOM 9' 1" x 3' 11" (2.77m x 1.19m) Having low level wc and pedestal wash basin with tiled splashback, tiled shower cubicle, extractor fan, upright towel radiator.

OUTSIDE Allocated parking space to rear. Secure gated communal courtyard front entrance with mailbox.

SERVICES Mains electricity, water and drainage.

DIRECTIONS From our Wisbech Office proceed on foot diagonally through the Market Place, Church Mews is to the rear of Hughes Electrical Store. The grounds floor flats are accessed via communal gates to the front, side or rear.

COUNCIL TAX BAND A

EPC RATING BAND E

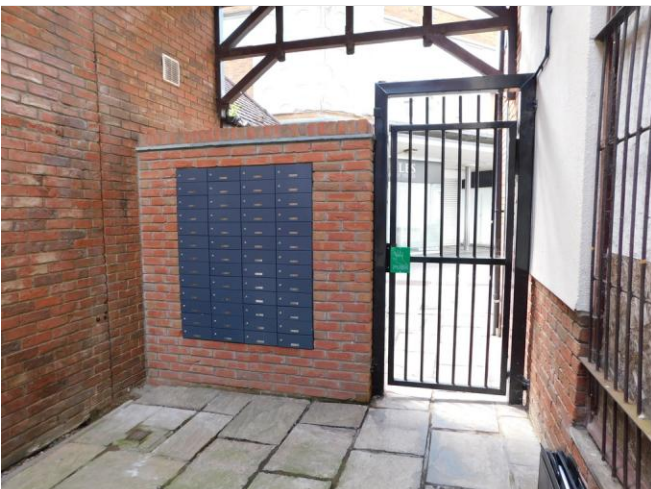
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

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 18th January 2022



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