

# MAXEY GROUNDS

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Residential Lettings

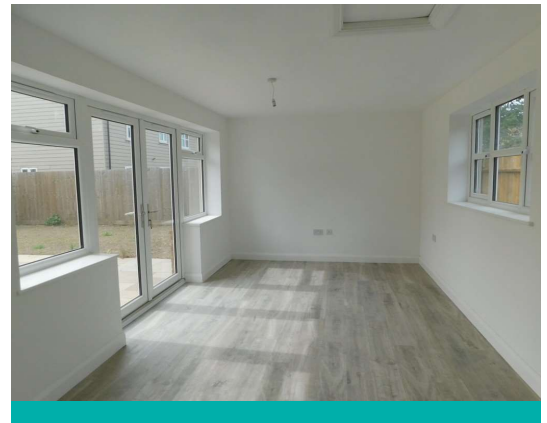
## £1,500 pcm



Ref: M5118

**4 Shrubbery Close, Church Road,  
Christchurch, Wisbech, Cambridgeshire,  
PE14 9DE**

Modern detached house located in a village location and benefitting from ample gated off road parking, gardens and garage. Having accommodation including entrance hall, lounge, dining room, kitchen/breakfast room, garden room, cloakroom and utility room on the ground floor. 3 double bedrooms, en suite and family bathroom on the first floor and 2 further double bedrooms and shower room on the 2nd floor. Central heating via heat source air pump, fully double glazed. Deposit and rent payable in advance.





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

**LOUNGE** 17' 3" x 11' (5.26m x 3.35m) Double glazed window to side, 2 double glazed windows to front, feature recess fireplace.

**DINING ROOM** 14' 2" x 11' (4.32m x 3.35m) Double glazed window to side, 2 double glazed windows to front.

**KITCHEN/BREAKFAST ROOM** 21' x 12' 4" (6.4m x 3.76m) Double glazed windows to either side, double glazed window to rear, fitted kitchen including single drainer stainless steel sink unit and a range of matching wall and base units with worktop surfaces and tiled splashback, integrated electric oven, 4 ring electric hob and canopy style extractor, space for dishwasher.

**GARDEN ROOM** 15' 7" x 10' 1" (4.75m x 3.07m) Double glazed French doors and windows to garden, double glazed window to rear, loft access.

**CLOAKROOM** Having low level wc, vanity wash basin, extractor fan.

**UTILITY ROOM** 8' x 6' 7" (2.44m x 2.01m) Double glazed window to side, double glazed door to rear, extractor fan, base cupboard with worktop surface over, space for washing machine and tumble dryer, hot water tank and associated workings.

**FIRST FLOOR** Stairs and landing, radiator, double glazed window to front.

**BEDROOM 1** 18' 2" x 11' 1" max (5.54m x 3.38m) Radiator, 2 double glazed windows to front, double glazed window to side.

**EN SUITE** 7' x 6' 8" (2.13m x 2.03m) Having low level wc, pedestal wash basin and shower cubicle, splashbacks, double glazed window, extractor fan, upright towel radiator.

**BEDROOM 2** 15' 6" x 11' 1" (4.72m x 3.38m) Double glazed window to side, radiator.

**BEDROOM 3** 14' 3" x 11' (4.34m x 3.35m) Radiator, 2 double glazed windows to front.

**FAMILY BATHROOM** 11' 7" x 9' 6" max (3.53m x 2.9m) Having low level wc, pedestal wash basin and panel bath, double glazed window, extractor fan, upright towel radiator, built in storage cupboard.

**SECOND FLOOR** Stairs and landing, loft access.

**BEDROOM 4** 16' 1" x 11' 1" max (4.9m x 3.38m) Radiator, double glazed window to side, inset spot lighting.

**BEDROOM 5** 16' 1" x 11' 6" max (4.9m x 3.51m) Radiator, double glazed window to side, inset spot lighting, 2 built in storage cupboards.

**SHOWER ROOM** 10' 3" x 8' 9" (3.12m x 2.67m) Walk in shower, low level wc, pedestal wash basin, inset spot lighting, extractor fan, double glazed window, access to eaves storage space.

**GARAGE** 23' 3" x 11' 3" (7.09m x 3.43m) Matching brick built with a tiled roof, up and over door to front, power and light, door to garden.

**OUTSIDE** The property has a walled and gated frontage to Church Road with single and double entry gates to gravelled driveway and off road parking. Access to garage and paved pathways leading to front entrance door and around to the side of the property into the rear garden. The rear garden is enclosed and laid to large paved patio area. The rear garden is enclosed and laid to paved patio area and lawn.

**SERVICES** Mains water, electricity and drainage. Heating and hot water is via heat source air pump and provided under floor on the ground with and via hot water radiators to the 1st and 2nd floors.

**DIRECTIONS** From our High Street March Office turn left and travel past the mini roundabout. Turn left at the traffic lights onto St Peter's Road and follow this road out of the town onto the B1099. Once you reach Bedlam Bridge turn left onto the Sixteen Foot Bank. Follow this road towards Christchurch. Taking the first turning right onto Padgetts Road and then turning first left into Church Road the property can be found on the left hand side on a new development site just before The Croft turning, number 4 fronts Church Road.

**COUNCIL TAX BAND F**

**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** 30 March 2023



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