



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £950 pcm



Ref: M5102-1

**1 Sayers Crescent, Wisbech St. Mary,  
Wisbech, Cambridgeshire, PE13 4AS**

Modern end terraced house with garage, off road parking and enclosed rear garden. Situated in a popular village location with accommodation including entrance lobby, cloakroom, lounge, kitchen/diner, 2 bedrooms and bathroom. Having oil fired central heating and double glazing. Available now.





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**ENTRANCE LOBBY** From front entrance door, radiator.

**CLOAKROOM** Having low level wc and wash basin with tiled splashback, double glazed window to front, radiator, extractor fan.

**LOUNGE** 13' 4" x 9' 5" (4.06m x 2.87m) Double glazed windows and French doors to garden, laminate flooring, stairs leading off, radiator.

**KITCHEN/DINER** 12' 11" x 8' 7" (3.94m x 2.62m) Radiator, double glazed windows to front, side and rear, radiator, fitted kitchen including a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit, space and plumbing for automatic washing machine, integrated 4 ring electric hob, electric oven and canopy style extractor.

**FIRST FLOOR** Stairs and landing, radiator, airing cupboard, 2 double glazed windows to front.

**BEDROOM 1** 13' 10" x 7' 10" max (4.22m x 2.39m) Double glazed windows to front and rear, 2 radiators, built in wardrobe cupboard.

**BEDROOM 2** 9' 8" x 8' 1" (2.95m x 2.46m) Radiator, double glazed window to rear, loft access, bulk head storage/wardrobe cupboard.

**BATHROOM** 6' 4" x 5' 9" max (1.93m x 1.75m) Having low level wc, pedestal wash basin and panel bath with hot and cold mixer tap with shower attachment, tiled splashbacks, double glazed window to rear, extractor, radiator.

**GARAGE** 17' 4" x 8' 1" (5.28m x 2.46m) Matching brick built with up and over door to front, power and light.

**OUTSIDE** The property has small areas of front garden which are in need of cultivation, block paved driveway and off road parking. Hand gate off the driveway leads into the enclosed rear garden which is laid to lawn, paved pathways and area of decking. Oil tank situated to rear of garage.

**SERVICES** Mains water and electricity. Drainage to sewage treatment plant. Central heating and hot water via oil fired boiler.

**DIRECTIONS** From our Wisbech town centre office proceed over the bridge and turn left onto North Brink following the signs for Wisbech St Mary. On entering the village turn right into Station Road and first left into Church Road. Turn right into Sayers Crescent and this property can be found on the left hand side

**COUNCIL TAX BAND B**

**EPC RATING BAND C**

**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** 2nd March 2026



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**Residential Lettings**

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