

MAXEY GROUNDS

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Residential Lettings

£1,500 pcm



Ref: M5143

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

Brand new detached house located in a village location and benefitting from 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' 4" x 11' max (5.28m x 3.35m) Double glazed windows front and side, feature fire recess with wood mantel.

DINING ROOM 14' 2" x 11' 1" (4.32m x 3.38m) Double glazed windows to front and side.

KITCHEN/BREAKFAST ROOM 21' 1" x 12' 4" (6.43m x 3.76m) Double glazed windows to both sides and rear, fitted kitchen including a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit, fitted electric oven, electric hob and canopy style extractor, space for dishwasher.

GARDEN ROOM 15' 8" x 10' 1" (4.78m x 3.07m) Double glazed French doors to garden, double glazed windows to both sides, loft access.

CLOAKROOM 6' 8" x 2' 8" (2.03m x 0.81m) Having low level wc and vanity wash basin with tiled splashback, extractor fan.

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

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

BEDROOM 1 18' 3" x 11' 1" max (5.56m x 3.38m) Double glazed windows to front and side, radiator.

ENSUITE 7' 2" x 6' 8" (2.18m x 2.03m) Upright towel radiator, double glazed window, extractor fan, low level wc, pedestal wash basin and shower, splashbacks.

BEDROOM 2 14' 2" x 11' 1" (4.32m x 3.38m) Radiator, double glazed windows to front.

BEDROOM 3 15' 6" x 11' 2" (4.72m x 3.4m) Radiator, double glazed window to side.

BATHROOM 11' 6" x 9' 6" (3.51m x 2.9m) Upright towel radiator, low level wc, pedestal wash basin and panel bath, splashbacks, double glazed window, extractor, 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, inset spot lighting.

BEDROOM 5 16' 1" x 11' 9" max (4.9m x 3.58m) Storage cupboard and eaves cupboard, radiator, double glazed window.

SHOWER ROOM 10' 5" x 8' 9" (3.18m x 2.67m) Access to eaves, shower, low level wc, pedestal wash basin, splashbacks, upright towel radiator, extractor, inset spot lighting.

GARAGE 23' 3" x 10' 8" (7.09m x 3.25m) up and over door front, power and light, personnel door to rear garden.

OUTSIDE The property has a gravelled driveway to front offering off road parking and access to garage. Paved pathways to front entrance door and side access, borders. Hand gate leads to the enclosed rear garden which is laid to lawn and paved patio.

SERVICES Mains water, electricity and drainage. Heating and hot water is via heat source air pump and provided under floor on the ground floor, 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 3 fronts Church Road.

COUNCIL TAX BAND F

EPC RATING BAND B

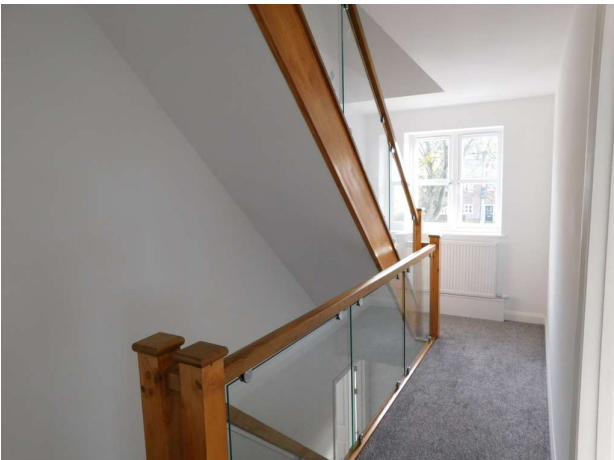
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

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 PREPARED 7th December 2022



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