



MAXEY
GROUNDS

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Residential Lettings

£875 pcm



Ref: M5142

**11 St. Pauls Close, Gorefield, Wisbech,
Cambridgeshire, PE13 4NL**

Detached chalet style house situated in a village cul-de-sac location. Accommodation including entrance hall, lounge, kitchen/diner, ground floor bathroom, 3 first floor bedrooms and first floor wc. Having bottled gas central heating, double glazing, garage and gardens. Deposit and rent payable in advance.





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ENTRANCE HALL From double glazed front entrance door and matching side panel, stairs off, radiator.

LOUNGE 15' 11" x 11' 11" (4.85m x 3.63m) Radiator, double glazed windows to front and rear, coving and mock beamed ceiling.

KITCHEN/DINER 15' 11" x 11' 2" max (4.85m x 3.4m) Having a range of matching wall and base units with worktop surfaces and single drainer sink unit, space for electric cooker and washing machine, double glazed windows to front and rear, shelved pantry cupboard, radiator. Double glazed door leading to:

REAR LOBBY/COVERED PASSAGE With door front leading to driveway and door rear leading to garden.

GROUND FLOOR BATHROOM 9' 11" x 5' 7" max (3.02m x 1.7m) Having low level wc, pedestal wash basin with tiled splashback and panel bath with tiled surround and shower over, double glazed window, radiator, shelved storage cupboard.

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

FIRST FLOOR WC 4' 9" x 2' 4" (1.45m x 0.71m) Having low level wc, corner wash basin with tiled splashback, double glazed window.

BEDROOM 1 12' 8" x 11' max (3.86m x 3.35m) Radiator, double glazed windows to front and rear.

BEDROOM 2 11' 8" x 6' 2" max (3.56m x 1.88m) Radiator, double glazed window to rear.

BEDROOM 3 11' 9" x 6' 3" max (3.58m x 1.91m) Double glazed window to front, radiator.

GARAGE 16' 6" x 9' 4" (5.03m x 2.84m) Up and over door to front, window to rear, wall mounted Ideal bottled gas fired boiler, electric light, cold water tap.

OUTSIDE The property has an open plan frontage laid to lawn and shrubs. Ungated side access to the rear

garden which is fenced and laid mainly to lawn. Driveway to garage.

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

DIRECTIONS From our office in March High Street travel out of the town onto the A141 bypass travelling towards Wisbech. At the Rings End roundabout take the 1st exit onto the A47 travelling towards Peterborough. Turn 1st right onto the B1187 Gull Road. Turn right at the junction onto the B1542 travelling through Gull Road onto High Road Guyhirn. Continue on High Road, turning left onto Sand Bank. Follow Sand Bank to the T junction and turn right onto Leverington Common. Turn left off Leverington Common onto Wolf Lane towards Gorefield. Once in Gorefield turn left onto High Road, left into Cattle Dyke and then right into St Pauls Close.

COUNCIL TAX BAND B

EPC RATING BAND F

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 24th November 2022



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