



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£750 pcm



Ref: P869

11 Prins Court, Prins Avenue, Wisbech, Cambridgeshire, PE13 3HT

A two bedroom end terraced home in a cul-de-sac location with enclosed garden, double glazing and electric heating. Accommodation includes living room, kitchen/diner with both bedrooms and bathroom to the first floor. Allocated parking. Rent and deposit payable in advance.





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ENTRANCE HALL From double glazed front entrance door, textured ceiling, wall mounted electric heater, stairs leading to the first floor, glazed door leading to living room.

LIVING ROOM 15' 10" x 11' 11" (4.83m x 3.63m) max Textured ceiling, double glazed window front, electric storage heater, under stairs storage cupboard, glazed door leading to the kitchen/diner.

KITCHEN/DINER 11' 11" x 8' 3" (3.63m x 2.51m) Tiled floor, textured ceiling, double glazed door to rear garden, double glazed window to rear, wall mounted electric heater, fitted kitchen including a range of wall and base units with worktop surfaces and tiled splashbacks, stainless steel single drainer sink unit, 4 ring electric hob, electric single oven and extractor hood.

FIRST FLOOR Stairs and landing.

BEDROOM ONE 13' 5" x 8' 8" (4.09m x 2.64m) maximum Textured ceiling, double glazed window to front, wall mounted electric heater, built in double cupboard.

BEDROOM TWO 10' 8" x 6' 5" (3.25m x 1.96m) Textured ceiling with loft access, double glazed window to rear, wall mounted electric heater.

BATHROOM 7' 8" x 5' 1" (2.34m x 1.55m) Part tiled walls, textured ceiling, double glazed window to rear, upright towel radiator, low level w.c., panelled bath with mixer tap shower attachment and wall mounted bracket, pedestal hand basin.

OUTSIDE Paved pathway leads to the front entrance door. Gravelled and ornamental garden area. Enclosed garden to the rear with patio area and timber storage shed, outside tap, gate leading to the side of the property. Allocated parking space for two cars.

DIRECTIONS From our Wisbech Office take the B198/South Brink towards Alexandra Road, continuing on the B198 through 2 roundabouts. Turn left onto Waterlees Road, left onto Prins Avenue and then right onto Prins Court.

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

COUNCIL TAX BAND A

EPC RATING BAND D

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 January 2024



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ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.