



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£900 pcm



Ref: M5187

**19 Thomas Aveling Close, Elm, Wisbech,
Cambridgeshire, PE14 0ED**

BRAND NEW SEMI-DETACHED house situation in a cul-de-sac location in the popular village of Elm. Accommodation includes entrance hall, lounge, kitchen/diner, 2 bedrooms and bathroom. Having enclosed rear garden and off road parking, the property further benefits from central heating via heat source air pump and double glazing. Rent and deposit payable in advance.





MAXEY GROUNDS

march@maxeygrounds.co.uk

01945 428825

Residential Lettings

ENTRANCE HALL From front entrance door, stairs leading off, radiator.

LOUNGE 16' 2" x 10' 9" max (4.93m x 3.28m) Double glazed window to front, radiator.

KITCHEN/DINER 14' 2" x 9' (4.32m x 2.74m) Double glazed French doors to garden, double glazed window to rear, fitted kitchen including single drainer stainless steel one and a half bowl sink unit, fitted wall and base units with worktop surfaces and matching splashback, 4 ring electric hob with splashback and canopy style extractor over, fitted electric oven, integrated fridge/freezer, radiator, inset spot lighting to flat ceiling.

CLOAKROOM 5' 9" x 2' 11" (1.75m x 0.89m) Having low level WC and wash hand basin with tiled splashback, extractor fan, radiator.

FIRST FLOOR Stairs to landing leading bedrooms and bathroom, airing cupboard, loft access.

BEDROOM ONE 13' 3" x 10' 11" (4.04m x 3.33m) Built in storage cupboard, double glazed window to front, radiator.

BEDROOM TWO 12' 1" x 7' 5" (3.68m x 2.26m) Double glazed window to rear, radiator.

BATHROOM 8' 5" x 6' 5" (2.57m x 1.96m) Having white three piece bathroom suite comprising panelled bath, pedestal wash hand basin and low level WC, double glazed window to rear, part tiled walls, radiator.

OUTSIDE The property is set back from the road with tarmac driveway providing off road parking for two vehicles to the front. The rear garden is enclosed by close boarded fencing. Outside lights.

SERVICES Mains water, electric and drainage. Central heating via Air Source.

NOTE The property has BT Openreach high speed fibreoptic broadband hub fitted as standard. Heating and hot water is via Air Source heat pump with radiators fitted to all rooms. PIR alarm system fitted. The property has site pump assisted drains and the tenants will be liable to a £60 p.a. Maintenance Fee in this respect.

DIRECTIONS From Wisbech Office take the A1101 dual carriageway south (Churchill Road) signed Downham Market. Continue over the A47 roundabout and take the second right next to The Blacksmiths Arms public house signed Elm and Friday Bridge. Proceed through Elm past the church and school and take the third right into Henry Warby Avenue. Follow Henry Warby Avenue and Thomas Aveling Close can be found on the right hand side. This property can be found on the right.

COUNCIL TAX BAND A

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 6th June 2023



MAXEY
GROUNDS





MAXEY GROUNDS

march@maxeygrounds.co.uk

01945 428825

Residential Lettings

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- **SALES, LETTINGS AND PURCHASES**
- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**
- **LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS**

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.