



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £1,100 pcm



Ref: M5178

### **3 Crescent Road, Whittlesey, Peterborough, PE7 1XY**

A mid terraced house situated in the town of Whittlesey with ample off road parking and rear garden. The accommodation includes lounge, kitchen/diner, kitchen, family room, cloakroom, utility, bathroom and three bedrooms. Having gas central heating and double glazed windows. Deposit and rent payable in advance.





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**ENTRANCE HALL** Double glazed window to front, radiator, stairs to first floor.

**LOUNGE** 17' 8" x 12' 2" (5.38m x 3.71m) Double glazed window to front, radiator, fireplace, French doors to rear garden.

**FAMILY ROOM** 14' 8" x 11' 3" (4.47m x 3.43m) Patio door to side, radiator.

**KITCHEN/DINER** 17' 8" x 9' 8" (5.38m x 2.95m) Double glazed window to front and rear, fitted kitchen including a range of matching wall and base units with worktop surfaces, fitted breakfast bar, stainless steel single drainer sink unit, fitted oven, hob and extractor fan, space and plumbing for dishwasher, space for American style fridge/freezer.

**UTILITY ROOM** 12' 8" x 4' 8" (3.86m x 1.42m) Double glazed window to side, fitted wall and base unit with worktop surface, radiator, space and plumbing for washing machine.

**CLOAKROOM** Fitted with Low level wc, wash hand basin, radiator.

**LANDING** Double glazed window to rear, built in airing cupboard housing gas fired boiler, loft hatch.

**BEDROOM ONE** 14' 0" x 10' 5" (4.27m x 3.18m) Double glazed window to front, built in wardrobe cupboard, radiator.

**BEDROOM TWO** 12' 4" x 11' 5" (3.76m x 3.48m) Double glazed window to front, built in

wardrobe cupboard, radiator.

**BEDROOM THREE** 10' 11" x 7' 0" (3.33m x 2.13m) Double glazed window to rear, radiator.

**BATHROOM** 8' 8" x 5' 10" (2.64m x 1.78m) Double glazed window to rear, bath with shower over, wash hand basin, radiator.

**SEPARATE WC** Double glazed window to rear, low level wc.

**GARDEN** Front garden is made up of small lawn area to the side and gravel parking area for several cars. Large hard standing and patio area over looking large lawn area.

**DIRECTIONS** From High Street Branch continue onto Broad Street. Turn left onto Dartford Road. Go over roundabout on to the second roundabout, continue straight onto Wisbech Road/A141, continue to follow A141. At traffic lights, turn left onto A605 to Whittlesey, turn right onto Victory Avenue, then right onto Crescent Road, property will be on the left.

**COUNCIL TAX BAND**

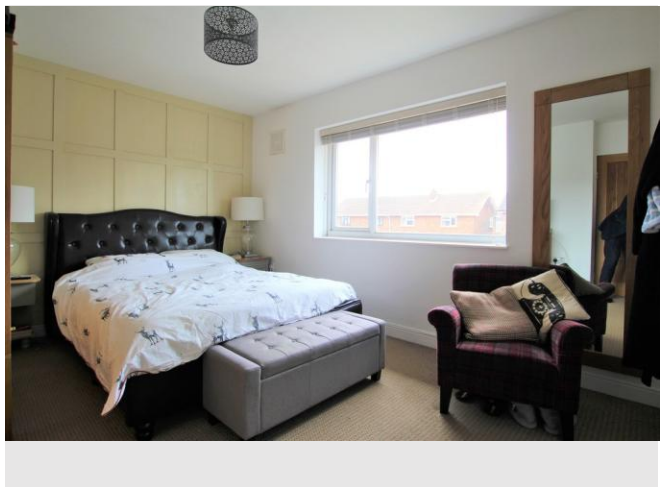
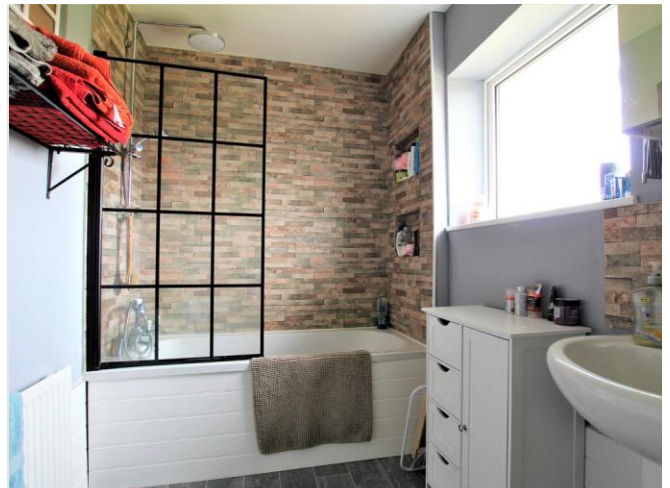
**EPC RATING C**

**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.



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