



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£720 pcm



Ref: WT242

42 Prospect Place, Wisbech, Cambridgeshire, PE13 2QH

Modern semi detached house in a popular residential location. Accommodation includes open plan living room/Kitchen, downstairs WC, conservatory, two Bedrooms and family bathroom. Double glazing and gas fired central heating. Off road parking. Deposit and rent payable in advance.





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HALLWAY Double glazed frosted glass entrance door to front, double glazed frosted window to front, radiator, stairs leading to first floor, doors to Kitchen and Downstairs WC.

DOWNSTAIRS WC Double glazed frosted glass window to side, radiator, pedestal handbasin with tiled splash, low level WC.

KITCHEN AREA 10' 4" x 8' 8" (3.15m x 2.64m) Double glazed window to side, range of wall and floor mounted kitchen units with stone effect work surface, stainless steel sink drainer, inset gas hob with single oven under, plumbing for washing machine, wall mounted gas fired boiler, tiled surround.

LIVING AREA 13' 7" x 13' 2" (4.14m x 4.01m) Double glazed double doors with side windows leading to Conservatory, radiator, under stair storage cupboard.

CONSERVATORY 9' 2" x 8' 0" (2.79m x 2.44m) UPVC construction with polycarbonate roof, double doors leading to enclosed rear garden.

FIRST FLOOR Leading from the Hallway to the first floor to landing, loft access, doors to both bedrooms and family bathroom.

BEDROOM ONE 13' 7" x 12' 9" (4.14m x 3.89m) Double glazed window overlooking the rear, radiator.

BEDROOM TWO 10' 5" x 7' 5" (3.18m x 2.26m) Double glazed window to the front, built in single storage cupboard.

FAMILY BATHROOM 6' 9" x 6' 5" (2.06m x 1.96m) Double glazed frosted glass window to the side, bath with mixer tap shower attachment, low level WC, pedestal handbasin with tiled splash, radiator.

OUTSIDE Gravelled driveway at side for off road parking. To the rear enclosed rear garden mainly laid to gravel with patio area, storage shed.

SERVICES All main services are connected to the property. Heating provided by wall mounted gas fired boiler in the Kitchen Area.

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.

DIRECTIONS From our town centre office turn left into Somers Road and at the junction bear left onto Queens Road. At the bottom of Queens Road turn left onto Victoria Road and right into Milner Road. Follow this road to the right into Prospect Place, the property is towards the end on the left hand side.

COUNCIL TAX BAND A - £1,481

EPC RATING BAND 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.

PARTICULARS PREPARED 24th October 2023



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march@maxeygrounds.co.uk

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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.