



MAXEY  
GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

**£875 pcm**



Ref: L854

**Bungalow 2, Newberry Business Park,  
Roman Bank, Newton-in-the-Isle,  
Wisbech, Cambridgeshire PE13 5ER**

Semi-detached bungalow situated in a rural location with accommodation including entrance hall, lounge, kitchen/diner, 3 bedrooms and bathroom. Loft storage room with ladder. Having oil fired central heating and double glazing and benefitting from off road parking and small rear garden. Deposit and rent payable in advance.





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**ENTRANCE HALL** From double glazed front entrance door, radiator.

**LOUNGE** 17' 7" x 13' 9" (5.36m x 4.19m) Double glazed window to front, radiator, fire surround (ornamental and blocked off) and slabbed hearth, serving hatch to Kitchen/Diner.

**KITCHEN/DINER** 14' 3" x 12' 2" (4.34m x 3.71m) Double glazed window to rear, radiator, fitted kitchen including a range of wall and base units with wood effect worktop surfaces over, inset hob and electric oven under, stainless steel extractor hood over, tiled surround, stainless steel single drainer sink unit, plumbing for washing machine. Wall mounted oil fired boiler.

**BEDROOM ONE** 11' 8" x 11' 5" (3.56m x 3.48m) Double glazed window to front, radiator.

**BEDROOM TWO** 11' 4" x 9' 9" (3.45m x 2.97m) Double glazed window to side, radiator, loft access to storage room over.

**STORAGE ROOM** 13' 8" x 13' 3" (4.17m x 4.04m) Some restricted headroom. Double glazed window to side, door to further loft space.

**BEDROOM THREE** 11' 5" x 7' 11" (3.48m x 2.41m) Double glazed window to rear, radiator.

**BATHROOM** 7' 5" x 6' 7" (2.26m x 2.01m)max Double glazed frosted glass window to side, upright towel radiator, pedestal wash basin with tiled splashback and medicine cabinet over, panelled bath with mixer tap shower attachment and wall mounted bracket, tiled surround, low level WC.

**OUTSIDE** Gravelled to front with off road parking for several cars. Walkway to side of property accessing rear garden. Oil tank. Patio area to rear with close boarded fencing to side and rear.

**SERVICES** Mains water and electricity. Septic tank drainage. Heating and hot water provided by the oil fired boiler in kitchen.

**DIRECTIONS** Take the A1101 out of Wisbech signed Sleaford and Long Sutton. Proceed along Sutton Road and turn left after approx. one mile sign posted Newton. Proceed to the bottom of the road and where the road turns right, bear left into Roman Bank and the property can be found on the right hand side after approx. 300 yards

**COUNCIL TAX** BAND A

**EPC RATING** BAND E

**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 UPDATED** 6 February 2024



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**Residential Lettings**

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