



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £675 pcm



Ref: B1953.17

### **17 Blackfriars Court, Churchill Road, Wisbech, Cambridgeshire, PE13 3BJ**

A one bedroom house within walking distance of the town centre, affording off road parking and rear garden. Finished to a high standard by local developer with accommodation to include double bedroom and en suite shower room to the ground floor and open plan living area to the first floor.





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

**OPEN PLAN LIVING/KITCHEN** 15' 4" x 14' 8" (4.67m x 4.47m) Two radiators, double glazed window and French doors to front, 2 double glazed windows to rear, fitted kitchen including a range of matching wall and base units with worktop surfaces and matching splashback, single drainer stainless steel sink unit with hot and cold mixer tap, fitted 2 ring electric hob with canopy extractor over and glass splashback, fitted electric oven, under unit fridge. Boiler cupboard housing wall mounted Ideal Logic gas fired boiler.

**BEDROOM** 14' 8" x 9' 5" (4.47m x 2.87m) Double glazed window to front, radiator, wardrobe cupboard, door to rear courtyard garden.

**EN SUITE SHOWER ROOM** 8' 1" x 5' 8" (2.46m x 1.73m) Space and plumbing for automatic washing machine, walk in tiled shower cubicle, pedestal wash basin with tiled splashback, low level wc, upright towel radiator, double glazed window, inset spot lighting.

**OUTSIDE** The property has a small enclosure of rear courtyard garden which is block paved for ease of care. Allocated car parking.

**SERVICES** Mains water, electricity, gas and drainage. Radiator central heating via gas fired boiler.

**DIRECTIONS** From our town centre offices at the traffic lights carry straight to the main town centre roundabout taking the exit towards Downham Market A1101. Take the first turning left off the dual carriageway and bear left into St Augustines Road, where the properties can be found on the right hand side

**COUNCIL TAX** BAND A

**EPC RATING** B

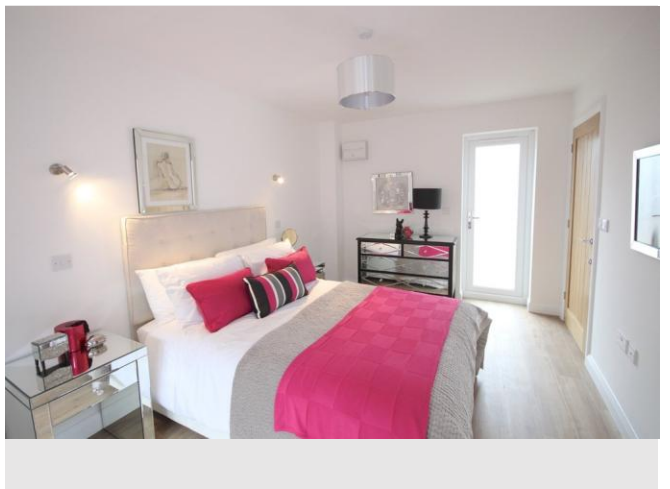
**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**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** 29th February 2024



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**Residential Lettings**

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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.