



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £850 pcm



Ref: M5102-17

### **17 Sayers Crescent, Wisbech St. Mary, Wisbech, Cambridgeshire, PE13 4AS**

Modern semi-detached house with garage, off road parking and enclosed rear garden. Situated in a popular village location with accommodation including entrance lobby, cloakroom, lounge, kitchen, 2 bedrooms and bathroom. Having oil fired central heating and double glazing. Deposit and rent payable in advance.





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

**KITCHEN** 9' 06" x 6' 03" (2.9m x 1.91m) Double glazed window to front, fitted with a range of matching wall and base units with worktop surfaces and tiled splashbacks, stainless steel sink and drainer, space and plumbing for washing machine, built in electric hob, oven and chimney extractor hood, radiator.

**CLOAKROOM** 5' 08" x 2' 09" (1.73m x 0.84m) Low level wc, wash hand basin, radiator, extractor fan.

**LOUNGE** 12' 11" x 10' 02" (3.94m x 3.1m) Double glazed window and door to rear, radiator, tv and telephone points, stairs leading off.

**FIRST FLOOR** Stairs and landing. Radiator, loft hatch.

**BEDROOM ONE** 11' 05" x 10' 10" (3.48m x 3.3m) Double glazed window to rear, radiator, wardrobe cupboard, airing cupboard.

**BEDROOM TWO** 10' 10" x 6' 2" (3.3m x 1.88m) Double glazed window to front, radiator.

**BATHROOM** 6' 4" x 6' 1" (1.93m x 1.85m) Double glazed window to front, radiator, extractor fan, Low level WC, pedestal wash hand basin, bath with shower attachment.

**GARAGE** Garage with up and over door.

**GARDEN** Front garden laid to gravel and shrubs with off road parking. Back garden patio area with lawn and borders. Oil tank.

**DIRECTIONS** From our Wisbech town centre office proceed over the bridge and turn left onto North Brink following the signs for Wisbech St Mary. On entering the village turn right into Station Road and first left into Church Road. Turn right into Sayers Crescent and this property can be found on the left hand side.

**COUNCIL TAX** BAND B

**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.

**PARTICULARS PREPARED** 7th May 2024



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**Residential Lettings**

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