



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

£1,000 pcm



Ref: M5138-14

14 Poplar Fields Drive, Walton Highway, Wisbech, Cambridgeshire, PE14 7DQ

Modern semi-detached house located in a cul-de-sac within the popular village of Walton Highway. Accommodation includes lounge, kitchen/diner, cloakroom, 3 bedrooms, en-suite and family bathroom. Having central heating and double glazing the property further benefits from ample off road parking together with gated parking for caravan/motor home if required. The rear garden is enclosed and laid to lawn and patio and also offers a garden shed with electricity. Deposit and rent payable in advance.



Offices at March and Wisbech

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LOUNGE 15' 11" x 12' 2" max (4.85m x 3.71m)
From double glazed front entrance door, double glazed window to front, laminate flooring, coving to flat ceiling, radiator, stairs leading off.

KITCHEN/DINER 15' 11" x 15' 10" max (4.85m x 4.83m) Double glazed window and French doors to rear, coving to flat ceiling, radiator, fitted kitchen including a range of matching wall and base units, worktop surfaces with matching splashback, single drainer stainless steel one and half bowl sink unit, space for automatic washing machine and dishwasher, space for upright fridge/freezer, integrated electric hob, electric oven and canopy extractor.

CLOAKROOM 7' 4" x 4' 1" max (2.24m x 1.24m)
Double glazed window to side, low level wc and vanity wash basin, tiled splashback, radiator, coving to flat ceiling, inset spot lighting, extractor fan.

FIRST FLOOR Stairs to landing, airing cupboard, radiator, loft access, coving to flat ceiling.

BEDROOM 1 12' 8" x 9' 10" max (3.86m x 3m)
Radiator, double glazed window to front, coving to flat ceiling.

EN-SUITE 6' 8" x 4' 3" max (2.03m x 1.3m) Tiled shower cubicle, vanity wash basin and low level wc, double glazed window to front, upright towel radiator, coving to flat ceiling, extractor fan.

BEDROOM 2 11' 11" x 8' 4" max (3.63m x 2.54m)
Radiator, double glazed window to rear, coving to flat ceiling.

BEDROOM 3 8' 3" x 7' 1" (2.51m x 2.16m)
Radiator, coving to flat ceiling, double glazed window to rear.

BATHROOM 8' 11" x 5' 9" max (2.72m x 1.75m)
Having low level wc, vanity wash basin and panel bath with hot and cold mixer tap with shower attachment, tiled splashbacks, double glazed window to side, extractor fan, coving to flat ceiling.

OUTSIDE The property has a fenced frontage to Poplar Fields Drive and block paved driveway, turning and parking area. Borders are gravelled and laid to shrubs. Gravelled driveway continues to the side of the house and via gated access to the rear garden where there is room to park a caravan or motor home. The rear garden is enclosed and laid to paved patio and lawn. Garden shed with electricity.

SERVICES Mains water, electricity and drainage. Heating and hot water via air source heat pump.

DIRECTIONS From our Wisbech Branch and starting on South Brink, continue to follow the B198 east towards Alexandra Road. At Freedom Bridge roundabout take the 2nd exit onto Lynn Road. Continue to follow Lynn Road taking the 1st exit at two roundabouts. At the 3rd roundabout take the 1st exit towards Walton Highway. Turn 2nd right into Poplar Fields Drive where this property can be found on the right.

COUNCIL TAX BAND B

EPC RATING BAND 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 19th September 2024



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