



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£995 pcm



Ref: M4931

2 Weldon's Farm Cottage, Sedge Fen Road, Southery, Downham Market, Norfolk, PE38 OPT

Unfurnished semi-detached house situated in a RURAL LOCATION. Accommodation includes entrance hall, lounge, kitchen/diner, utility room, cloakroom, 3 bedrooms and bathroom. Having oil central heating and double glazing, the property further benefits from large enclosed gardens and ample gated off road parking. Rent and deposit payable in advance. PLEASE NOTE PHOTOS NOT CURRENT.





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ENTRANCE HALL From double glazed front entrance doors, stairs leading off.

LOUNGE 16' 11" x 10' 10" (5.16m x 3.3m) Double glazed windows to front and rear, radiator.

KITCHEN/DINER 17' x 15' 4" (5.18m x 4.67m) MAX Double glazed windows to front and rear, radiator, fitted kitchen including a range of matching base and tall units, worktop surfaces with tiled splashbacks, single drainer stainless steel sink unit, space and plumbing for automatic dishwasher, fitted 4 ring electric hob, electric oven and canopy extractor hood, flat ceiling with inset spot lighting.

UTILITY ROOM 13' x 8' 4" (3.96m x 2.54m) Double glazed window to front, double glazed door to side, radiator, fitted including a range of base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit, under unit oil fired boiler.

CLOAKROOM Having low level wc and vanity wash basin, double glazed window to rear, radiator, independent worktop surface with space and plumbing for automatic washing machine, extractor fan.

FIRST FLOOR Stairs and landing, double glazed window to rear, loft access.

BEDROOM 1 15' 6" x 9' (4.72m x 2.74m) MAX Radiator, 2 double glazed windows to front.

BEDROOM 2 11' x 11' (3.35m x 3.35m) Radiator, double glazed window to front.

BEDROOM 3 8' 10" x 7' 8" (2.69m x 2.34m) Radiator, double glazed window to rear.

BATHROOM 7' 11" x 5' 6" (2.41m x 1.68m) Having upright towel radiator, low level wc, pedestal wash basin and panel bath with shower and screen over, part tiled walls, extractor fan, double glazed window to rear.

OUTSIDE The property benefits from large gardens with views over farmland. There are areas of garden situated to the front, side and rear which are all enclosed by fencing. Gravelled entrance driveway and parking for several vehicles from 5 bar gate.

SERVICES Mains water and electricity. Radiator central heating via oil fired boiler. Drainage to septic tank.

DIRECTIONS From our High Street March office turn left, travel past the mini roundabout and follow High Street to the traffic lights. Turn left at the traffic lights onto St Peter's Road/B1099. Take the B1099, then Sixteen Foot Bank/B1098, then B1100, Station Rd and then the A10 to Sedge Fen Rd in Southery. Turning right onto Sedge Fen Road the property can then be found on the left hand side.

COUNCIL TAX BAND B

EPC RATING D

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 20th November 2024



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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.