



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£975 pcm



Ref: M5467

1 Tick Fen Farm, Puddock Road, Warboys, Huntingdon, Huntingdonshire, PE28 2UB

SEMI DETACHED COTTAGE IN RURAL LOCATION, recently renovated. Accommodation includes kitchen/breakfast room, lounge, three bedrooms and bathroom. Having double glazing and oil central heating. Off road parking and gardens. Available Now.





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KITCHEN/BREAKFAST ROOM 19' 1" x 16' 3"
Maximum Measurements (5.82m x 4.95m) from rear conservatory entrance, radiator, light. Kitchen area - flat ceiling with spotlights, range of matching wall, base and drawer units with worktop surfaces and splashbacks, single stainless steel sink bowl unit, electric oven and hob, stainless steel canopy extractor over, space and plumbing for washing machine, radiator, understairs cupboard.

LOUNGE 18' 9" x 10' 11" (5.72m x 3.33m) Flat ceiling with two lights, radiator, two double glazed windows, recess alcove.

STAIRS AND LANDING Flat ceiling with light and loft hatch, radiator, double glazed window to side.

BEDROOM ONE 10' 10" x 9' 2" (3.3m x 2.79m) Flat ceiling with light, radiator, double glazed window to front.

BEDROOM TWO 11' 0" x 9' 3" in recess (3.35m x 2.82m) Flat ceiling with light, radiator, double glazed window to front.

BEDROOM THREE 8' 4" x 7' 11" (2.54m x 2.41m) Flat ceiling with light, radiator, double glazed window to side.

BATHROOM 10' 10" x 6' 11" (3.3m x 2.11m) Flat ceiling with light, double glazed window to side, extractor fan, low level wc, pedestal wash hand basin, bath with shower over, airing cupboard housing immersion tank.

SERVICES Mains water and electricity. Oil central heating. Septic tank drainage.

DIRECTIONS From our March Office travel out of the town and at the roundabout take the second exit towards Wimblington and Doddington. Travelling through the villages and heading towards Chatteris. Turn left onto the Forty Foot Bank and Puddock Road can be found on the left over a Bridge. Following Puddock Road this property can be found on the left.

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

COUNCIL TAX BAND A

EPC RATING BAND 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 24th March 2026



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- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

ASK FOR DETAILS OF HOW WE CAN HELP YOU



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Offices at March and Wisbech

www.maxeygrounds.co.uk