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GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

£750 pcm



Ref: M5055

**2 Seagate Terrace, Long Sutton, Spalding,
Lincolnshire PE12 9AA**

Unfurnished 2 bedroom terraced house situated in the popular village of Long Sutton. Accommodation includes open plan lounge/kitchen, ground floor bathroom with shower over bath and 2 double bedrooms. Enclosed rear garden with shed. Double glazing and gas central heating. Rent and deposit payable in advance.





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OPEN PLAN LOUNGE/KITCHEN 22' 04" x 11' 07" (6.81m x 3.53m) Lounge area - From UPVC front entrance door, double glazed window, electric fire, radiator, textured ceiling and tiled floor. Kitchen area - Fitted kitchen including a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer one and a half bowl sink unit with hot and cold mixer tap, free standing gas cooker, space and plumbing for washing machine, tiled floor, and textured ceiling.

REAR HALLWAY UPVC double glazed rear door leading to rear garden, tiled floor, radiator and smooth ceiling.

GROUND FLOOR BATHROOM 6' 11" x 6' 06" (2.11m x 1.98m) Double glazed window, low level wc, pedestal wash basin, bath with shower over, tiled floor and partly tiled walls, smooth ceiling and radiator.

FIRST FLOOR Stairs leading to.

BEDROOM 1 9' 06" x 11' 09" (2.9m x 3.58m) Double glazed window to front, textured ceiling, radiator and carpet.

BEDROOM 2 8' 11" x 12' 03" (2.72m x 3.73m) Double glazed window to rear, smooth ceiling, radiator, built-in cupboard with boiler and carpet.

OUTSIDE The property fronts the street and has an enclosed rear garden laid to gravel and patio. Garden shed.

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

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.

DIRECTIONS From the March High Street office, head north towards George Street and then continue onto Broad Street and then turn left onto Dartford Road. Continue into Wisbech and at the roundabout take the second exit onto South Brink, at the next roundabout take the first exit onto Cromwell Road. At Freedom Bridge roundabout take the first exit onto A1101 and then turn slightly right onto Sutton Road. At the next roundabout take the second exit onto Wisbech Road, turn left onto London Road and then another left onto Seagate Road and Seagate Terrace can be found on the left hand side.

COUNCIL TAX BAND A

EPC RATING BAND 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 UPDATED 11th October 2023



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- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
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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.