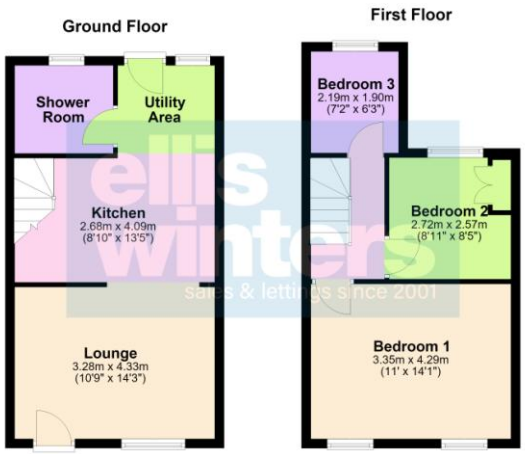
£775 pcm

53 West Street, Wisbech, PE13 2LY



To arrange a viewing call us now on 01354 701000 **Deposit £894**

Available immediately this house is located close to all of the local amenities and boasts a good size lounge, kitchen with oven and hob, utility area, ground floor shower room and three bedrooms. Outside there is a low maintenance rear garden. EPC C



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Ground Floor

Lounge
4.33m (14'3") x 3.28m (10'9")
Window to front, radiator, open plan to:

Kitchen
4.09m (13'5") x 2.68m (8'10")
Fitted with wall and base units with integral oven and hob, radiator, stairs to first floor, open plan to:

Utility Area
Window to rear, sink unit, space for washing machine, door to garden.

Shower Room
Fitted with shower cubicle, wash hand basin and WC, window to rear, radiator.

First Floor & Landing

Bedroom 1
4.29m (14'1") x 3.35m (11')
Two windows to front, radiator.

Bedroom 2
2.72m (8'11") x 2.57m (8'5")
Window to rear, double cupboard, radiator.

Bedroom 3
2.19m (7'2") x 1.90m (6'3")
Window to rear, radiator.

Outside
There is a rear garden laid to low maintenance block weave and patio.

Freehold
Council tax band A

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR).
The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Holding Deposits
A maximum of 1 week's rent.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective tenants conduct their own due diligence before making any decisions.

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