



Weston Road, Wisbech, Cambridgeshire. PE13 2LP

- AVAILABLE END OF MARCH 2026
- UNFURNISHED BASIS
- THREE BEDROOMS
- BEAUTIFULLY FINISHED
- DINING ROOM
- CUL-DE-SAC POSITION
- DOWNSTAIRS BATHROOM
- SOUTH EASTLY FACING REAR GARDEN
- INTEGRATED APPLIANCES
- UNDERFLOOR HEATING



PROPERTY DESCRIPTION

Available from the end of March 2026, on an unfurnished basis, this beautifully finished home with integrated appliances and underfloor heating. The property was completely refurbished in 2023 and benefits from a lounge, dining room, shaker style kitchen, utility room, downstairs bathroom and three bedroom upstairs.

Weston road is a cul-de-sac with the following local amenities:

Nene and Ramnoth School 0.2 Miles

Thomas Clarkson academy 0.3 Miles

Hospital 0.4 Miles

Shopping centre 0.5 Miles

Supermarket 1.1 Mile



ROOM DESCRIPTIONS

GROUND FLOOR

LOUNGE

3.39m x 3.34m (11' 1" x 10' 11")

A good size room with window to the front aspect, storage cupboard. Leading to the dining room.

DINING ROOM

3.42m x 3.64m (11' 3" x 11' 11")

Open plan to the kitchen with door to stairs to the first floor. Window to the rear aspect. underfloor heating.

KITCHEN

2.10m x 3.16m (6' 11" x 10' 4")

Beautifully fitted, shaker style kitchen comprising a range of wall and base units with work surface over. Integrated dishwasher and fridge/freezer. Oven, electric hob with extractor over. Door and window to the side. Underfloor heating.

UTILITY ROOM

2.10m x 1.21m (6' 11" x 4' 0")

Space for washing machine. Wall mounted boiler. Window to the side aspect. Door to bathroom.

BATHROOM

2.16m x 1.58m (7' 1" x 5' 2")

Side panel bath with shower over and glass screen, vanity wash hand basin and w/c. Window to the rear aspect. Heated towel radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms.

BEDROOM ONE

3.43m x 3.34m (11' 3" x 10' 11")

Double bedroom with window to the front aspect. Storage cupboard. Radiator.

BEDROOM TWO

2.56m x 3.69m (8' 5" x 12' 1")

Bedroom with window to the rear aspect. Storage cupboard. Radiator.

BEDROOM THREE

2.10m x 3.16m (6' 11" x 10' 4")

Bedroom with window to the rear aspect. Radiator.

EXTERIOR

REAR GARDEN

Fully enclosed, south easterly facing rear garden which is mainly laid to lawn.

AGENTS NOTES

This property is £950pcm.

All other bills and services will be the responsibility on the new tenant.

To pass referencing; you must earn at least £28500 annually - This can be jointly between applicants.

You must not have any CCJS or bad credit history.

On moving in, one months rent and a deposit of £1096.15 is required to be paid.

The deposit will be held with TDS





APPROX GROSS INTERNAL FLOOR AREA: 71 SQ_M / 764 SQ_FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Stevenage
 29, Shephall Green, Stevenage, SG2 9XS
 01438 572020
 linzi.davis@kalmstateagents.co.uk