

Pisces Country Park  
Welney, Wisbech,  
Cambridgeshire, PE14 9RJ



FOR RENT



- ✦ Detached 4 bedroom property
  - ✦ Private gardens
  - ✦ Lounge/dining room
  - ✦ Kitchen and utility room
  - ✦ Sitting room / day rom
  - ✦ Family Bathroom
  - ✦ EPC Rating: D

**£1,750.00**

Email: [info@starglade.co.uk](mailto:info@starglade.co.uk)

[www.starglade.co.uk](http://www.starglade.co.uk)

Knowle House, Rotherfield Road, Crowborough, East Sussex, TN6 3DY

On behalf of





## **LOCATION**

Pisces Country Park is located about three quarters of a mile from the village of Welney in typical fenland open countryside. Within the village of Welney, facilities include a busy pub venue and school.

## **DIRECTIONS**

To arrive at the property; from the city of Ely follow the A10 towards Littleport. Follow the road for approximately 5 miles and at the roundabout take the first exit onto the A1101. After approximately 5 miles, on entering Welney Village turn left immediately after crossing the Old Bedford River Bridge into Bedford Bank (west).

Follow the hard track along the riverbank for approximately 0.7m and the entrance to the property is on the right hand side over a splayed entrance drive.

## **DESCRIPTION**

Set in a private plot fronting the main arrivals/reception area. It has the benefit of a functional open plan design and layout and has the benefit of UPVC windows and external doors throughout.

### **Ground Floor**

Open plan entrance hallways to lounge, sitting room/day room, kitchen extensively updated with new bespoke kitchen equipment including breakfast bench, cream walls and floor units, marble working surfaces, concealed lighting and under floor heating. Rangemaster professional 5 ring hob/double oven and grill, extractor unit over, hallways into Utility Room with separate WC, concealed boiler room.

### **First Floor**

Galleries landing to Master bedroom with walk-in wardrobe and en-suite shower room, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

### **Outside**

To the rear of the property there is an extensive private garden area, including a large lawn and borders and mature hedgerow providing privacy from the entrance drive and business.

It is a condition of the Tenancy Agreement that the supply of services, is from these utilities only and that the tenant must not keep or cause suffering to any pets, animals or living creatures of any description on the premises.

**The Tenant does not have the right to change the utility company.**

**The Tenant must not keep or look after any pets, animals or living creatures on the premises.**

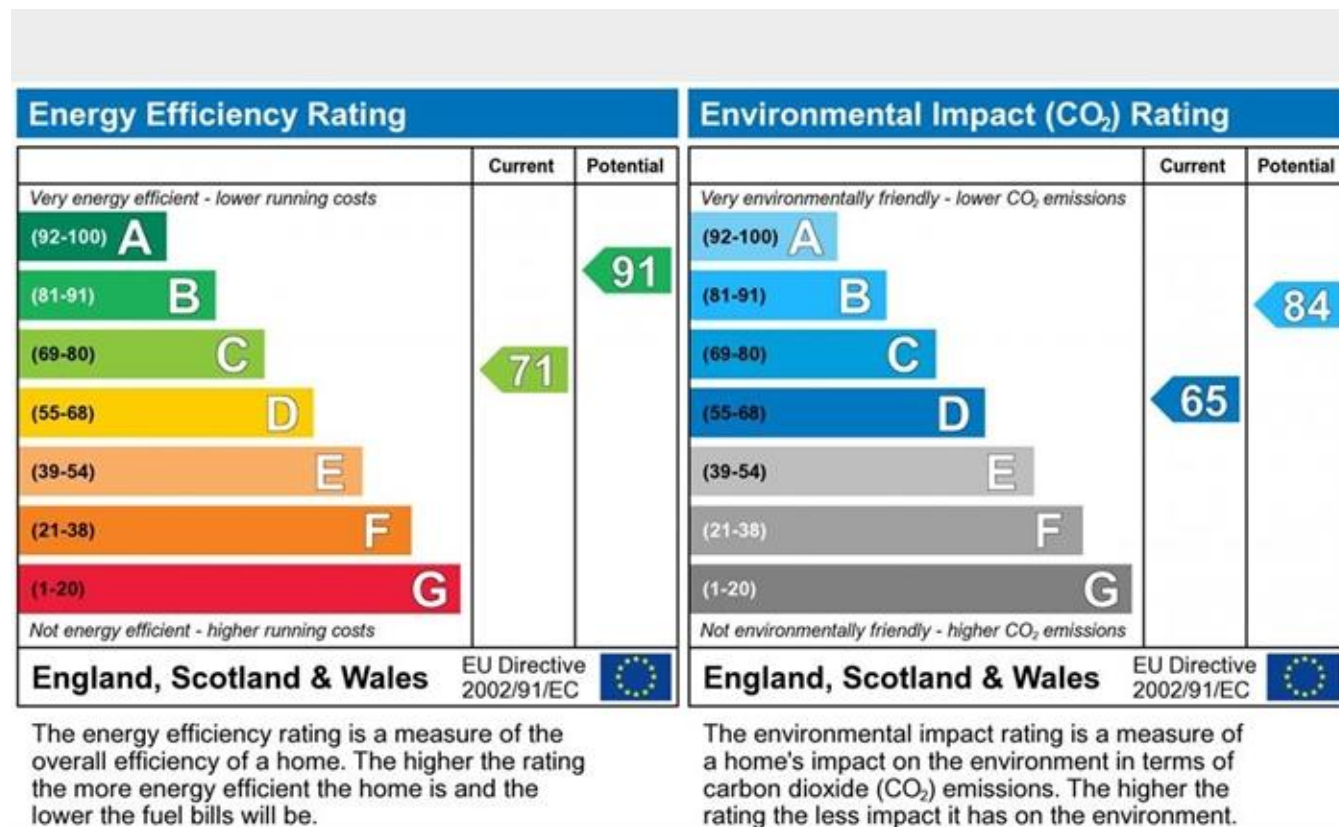
### INITIAL REQUIREMENTS

The following are needed to begin a tenancy:

- First months rent
- A deposit which is equivalent to 5 weeks rent £2019.23

**Local Authority:** Kings Lynn and West Norfolk

**Viewing:** By appointment by emailing [info@starglade.co.uk](mailto:info@starglade.co.uk)



### THE PROPERTY MISDESCRIPTIONS ACT 1991

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective tenants are invited to conduct their own enquiries. Nor do the particulars form part of a contract. Items shown in photographs are NOT included unless specifically mentioned within the particulars. They may however be available by separate negotiation. Please check the availability of any property and make an appointment to view before embarking on any.

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