



Chapel Lane, Elm, Wisbech
£1,150 pcm
3 bedroom bungalow to rent

ALL THE SPACE YOU NEED!

Offering bright, immaculate living, this welcoming property is ideal for those looking to simply move in and put their feet up.

Entrance - Opens to the hallway with laminate wood flooring through to the:

Lounge - Front aspect room with dual windows and a feature fireplace, offering ample space for a range of furniture.

Bedroom One - Double sized room with ample space for furniture and a front aspect view.

Bedroom Two - Double sized room with a rear aspect view, providing space for furniture.

Bedroom Three - Double sized room with a rear aspect view, providing space for furniture.

Cloak Room

Bathroom - Tiled suite comprising a low-level WC, vanity unit countertop wash hand basin and a shower.

Kitchen/Diner - Matching wood wall and base units with granite effect worktops. Integrated sink basin, oven and grill with a countertop hob and an overhead extractor fan. Space for a fridge-freezer and washing appliances and for dining furniture.

Sun Room - Open space for a range of furniture with tiled flooring. Exit door leads out to the side of the property.

Double Glazed & Gas Central Heating

EXTERNAL:

Front - Garden with a pebbled space and a feature centre tree and shrubs. Pathway leads around to the entrance and to the side of the property, with a lawn space. On-street parking.

Rear - Spacious laid to lawn garden with a raised wood decking patio, offering space for a range of furniture. Feature outdoor storage units, surround with a wooden fence and feature shrubs.

Viewing is highly recommended.

Pets: Not Allowed

Smoking: Not Permitted

Available: NOW!

Council Tax Band: Band C - £1941.72 (2024/2025) (Borough Council of King's Lynn & West Norfolk)

Deposit: £1,269.23

Holding Deposit: £253.84

Want to rent this property?

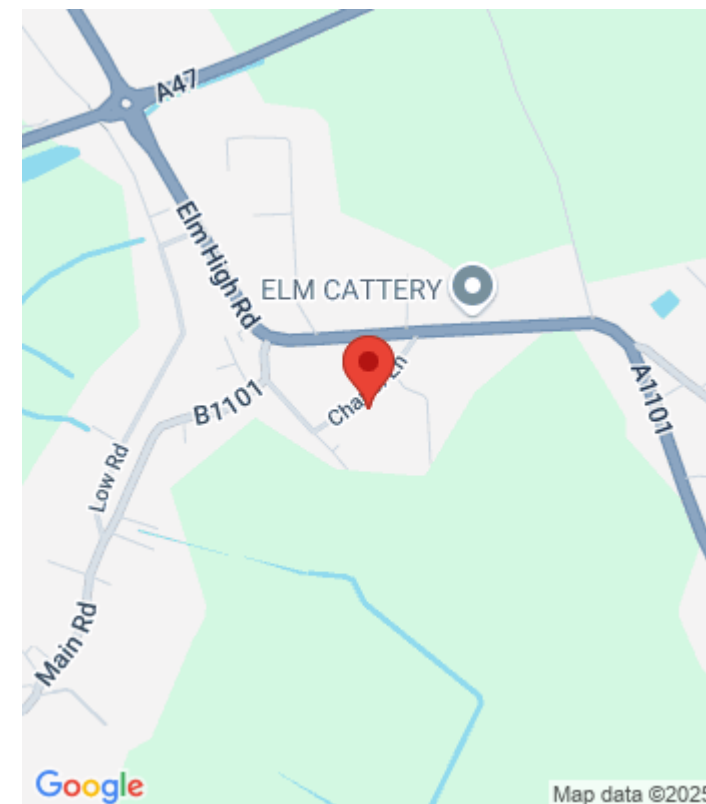
To rent this property you will need to have a household income of £34,500 per annum. If you have any queries, please contact the office directly.

As part of our application process we will take a holding deposit equivalent to 1 weeks rent, which will reserve the property for 14 days whilst referencing checks are undertaken. Once you have been accepted this payment will be used as part of your deposit.

We will also require I.D (Photo & Address) A refundable deposit (dependant on the condition of the property at the end of your tenancy) equal to 5 weeks rent is required and will be registered with Deposit Protection Scheme.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.