



Wisbech Road, Welney, Wisbech, PE14 9RQ

CHEFFINS

Wisbech Road

Welney, Wisbech,
PE14 9RQ

- Available: 25/09/2025
- Semi rural location
- Minimum 6 month term
- Deposit: £1,384

Semi-detached house on the outskirts of Welney with countryside views. Accommodation comprises entrance hall, kitchen/dining room, utility room, living room, conservatory, ground floor shower room, 3 bedrooms, garden with patio and countryside views, shed, garage and driveway. Septic tank emptying included in the rent. Available: 25/09/2025. Minimum 6 month term. Deposit: £1,384. Holding fee: £276. Council tax band: B. EPC: D

3 1 1

£1,200 PCM





LOCATION

The Ouse Washes is an internationally important area of wildlife conservation. On the eastern side of the Washes is the Welney Wildfowl and Wetland Centre. Nearby, to the south of Welney, is the RSPB Ouse Washes reserve. The area is at the heart of the black peat Fens, rich for agriculture. The village itself has a pub/restaurant The Lamb & Flag and church.

ENTRANCE HALL

KITCHEN/DINING ROOM

with double electric cooker, fitted with a range of matching wall and base level storage units.

UTILITY ROOM

fitted with a range of matching wall and base level storage units and sink, space for a fridge/freezer and plumbing for a washing machine.

LIVING ROOM

with feature fireplace and bay window.

CONSERVATORY

with bamboo furniture.

SHOWER ROOM

situated on the ground floor.

BEDROOM

with built in wardrobe and airing cupboard.

BEDROOM

BEDROOM

OUTSIDE

gardens with countryside views, patio area, fruit trees, shed, garage and driveway parking.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.





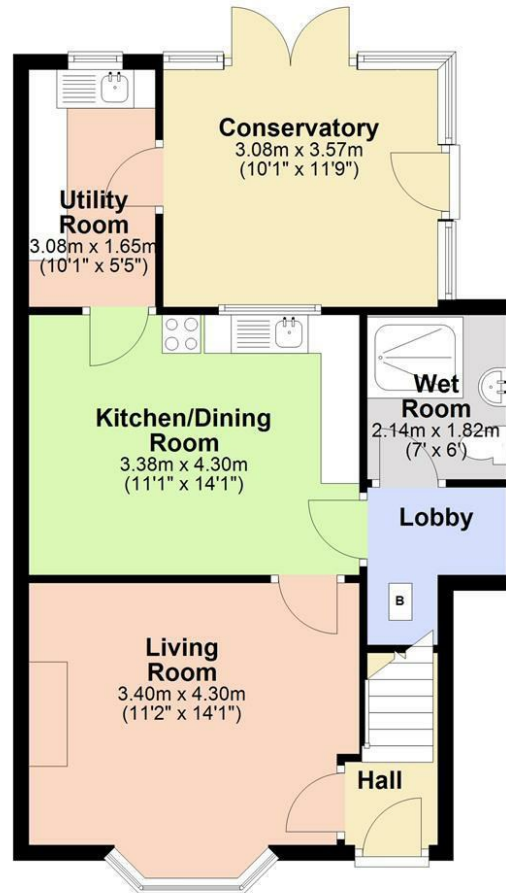


Energy Efficiency Rating

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

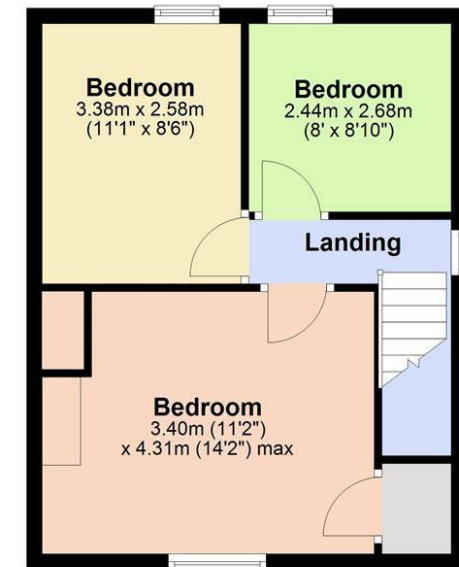
Ground Floor

Approx. 56.8 sq. metres (611.2 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 93.5 sq. metres (1006.2 sq. feet)

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.