

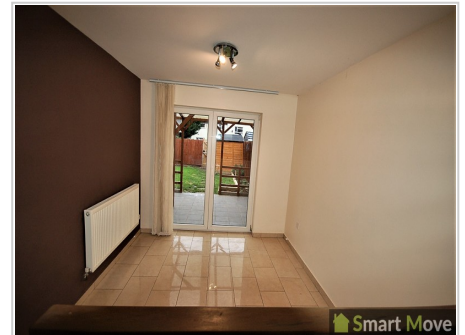
# PROPERTY OF THE WEEK

**52 Crabtree  
Peterborough  
Cambridgeshire  
PE4 7EQ**

**£900 Monthly**



- Available 15th November
- Three bedroom
- Kitchen diner
- Enclosed rear garden
- communal parking
- Call Now 01733 313373



Ref: PRA12349

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*NEW LISTING\*\*** Available 15th November . Mid Terrace Three Bedroom Property located in Paston. Available 15th November , Call Our Letting's Team At Smart Move Today To Book A Viewing On 01733 313373.

---

## Accommodation

---



### Entrance Hallway (2' 9" x 9' 9") or (0.84m x 2.98m)

Laminate flooring, power sockets, doors leading to third bedroom, under stair storage, lounge and kitchen diner

---



### Lounge (13' 4" x 11' 3") or (4.07m x 3.42m)

Secure double glazed patio door to garden, coal effect fireplace with stone built surround, telephone point, TV point, power points and coved to textured ceiling.

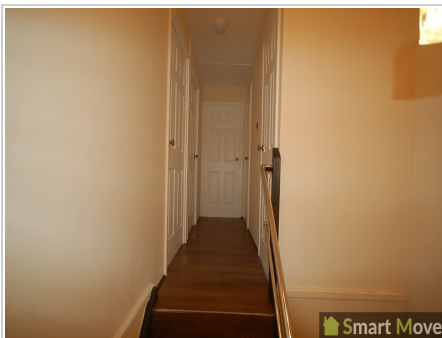
---



### Kitchen/Diner (19' 6" x 8' 10") or (5.95m x 2.69m)

UPVC double glazed window to front, base and eye level units with worktop, stainless steel sink with drainer, tiled splash backs, space for fridge freezer, washing machine and dishwasher, Gas hob with an electric oven, radiator, tiled flooring, patio doors leading to rear garden.

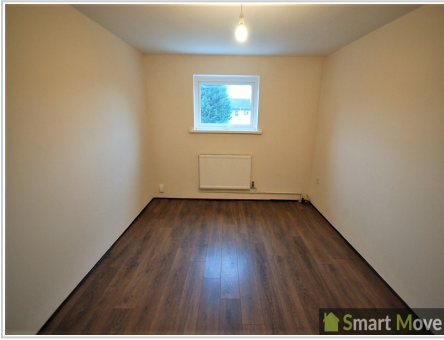
---



### Landing (15' 5" x 2' 11") or (4.70m x 0.90m)

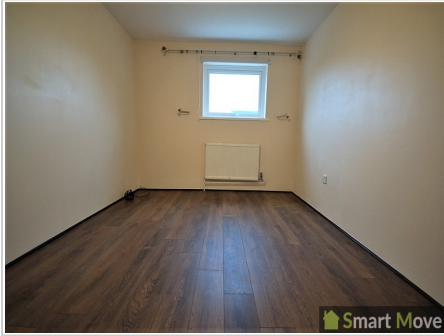
Laminate flooring, doors leading to Bedroom one and two, bathroom, wc and storage cupboard.

---



**Bedroom 1 (10' 6" x 13' 5") or (3.21m x 4.09m)**

UPVC double glazed window to rear, laminate flooring, radiator, power sockets, television point.



**Bedroom 2 (13' 5" x 9' 9") or (4.09m x 2.98m)**

UPVC double glazed window to rear, laminate flooring, radiator, power sockets, television point.



**Bedroom 3 (7' 3" x 6' 8") or (2.22m x 2.04m)**

UPVC double glazed window to front, laminate flooring, radiator, power sockets.

**Storage Room (3' 2" x 2' 9") or (0.97m x 0.85m)**



**WC (2' 8" x 4' 0") or (0.81m x 1.23m)**

UPVC double glazed window to front, low level WC, tiled splash backs and tiled flooring.



**Bathroom (5' 10" x 4' 10") or (1.78m x 1.47m)**

UPVC window to front of the property, bath with mixer tap, wash hand basin, fully tiled walls and flooring.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:75

## Tenure

We are informed that the tenure is

## Council Tax

Band A

---

## Directions

Located of Paston Way.

---



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*