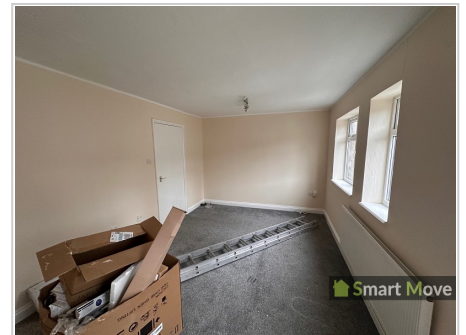
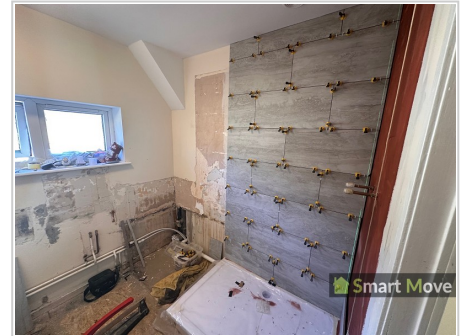


PROPERTY OF THE WEEK

**80 Watergall
Bretton
Peterborough
Cambridgeshire
PE3 8ND**

£975 Monthly



- Brand New Kitchen
- Brand New Boiler
- Brand New Shower Room
- Fully Decorated
- Downstairs Cloakroom
- UPVC Double Glazed
- Garage

Ref: PRA12615

Viewing Instructions: Strictly By Appointment Only

General Description

Smartmove are pleased to offer a Three Bedroom property in Watergall Bretton. The property has a Brand New Combination Boiler, Brand Fully fitted Kitchen with Breakfast Bar and Brand New Shower Room. The property has been fully painted and Decorated throughout. Benefiting for a Downstairs cloakroom, Kitchen Diner, Lounge and Upstairs First Floor and Landing Three Bedrooms and Shower Room. Lots of Storage Cupboards and a Garage with Drive. Available for viewing's and just call the Letting's Office on 01733313373.

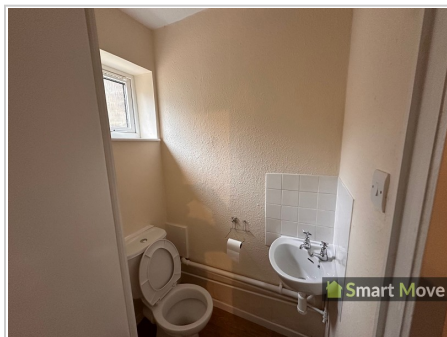
Accommodation

Agents Note

Photographs will be uploaded as Finishing snagging of works.

Entrance Hallway

Door leading through to the entrance hallway, radiator, stairs to first floor and landing, power socket.

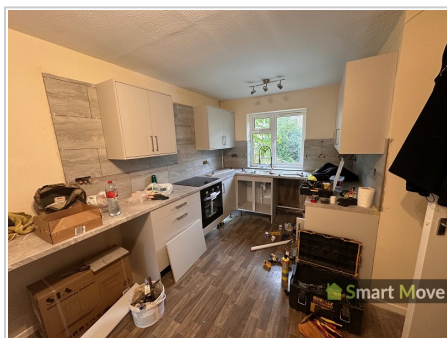


Cloak Room (2' 9" x 4' 8") or (0.85m x 1.41m)

Two piece suite with WC and wash hand basin and tile splashback. Window to front.

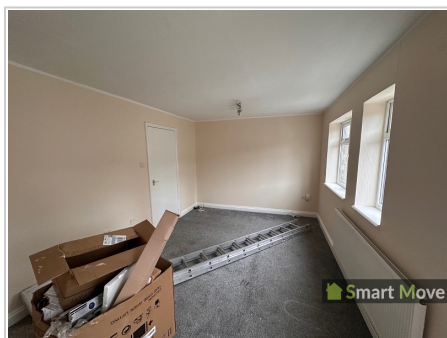
Storage Cupboard (2' 9" x 2' 6") or (0.83m x 0.77m)

Light



Kitchen/Diner (15' 9" x 11' 4") or (4.79m x 3.45m)

Brand New Fully fitted base and eye levels units with worktops to compliment, stainless steel sink and mixer with mixer tap, drawers, space and plumbing for washing machine, built in new oven with electric hob above and extractor hood, tile splashbacks, breakfast bar, space for fridge freezer, window to the front, radiator, power sockets.



Lounge (10' 4" x 17' 9") or (3.15m x 5.41m)

Window to the rear and Door to the Rear, radiator, TV socket and power sockets.

Stairs To First Floor

Stairs leading to the first floor and landing, loft hatch.



Bedroom 1 (8' 10" x 12' 9") or (2.69m x 3.89m)

Window to the front, radiator, power sockets.



Bedroom 2 (8' 10" x 13' 8") or (2.69m x 4.16m)

Window to the rear, radiator, power sockets

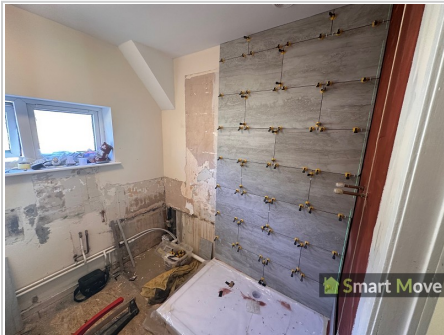


Bedroom 3 (8' 9" x 7' 9") or (2.66m x 2.35m)

Window to the rear, radiator, power sockets

Storage Room (5' 6" x 2' 7") or (1.68m x 0.79m)

Light, shelving



Shower Room (6' 11" x 6' 4") or (2.12m x 1.92m)

Brand New Shower room with Extended shower cubicle, shower and screens, WC and Wash vanity sink and tap, tiled, window to the front, extractor, radiator.

Boiler Room (6' 11" x 2' 2") or (2.12m x 0.66m)

Brand new combi boiler fitted.



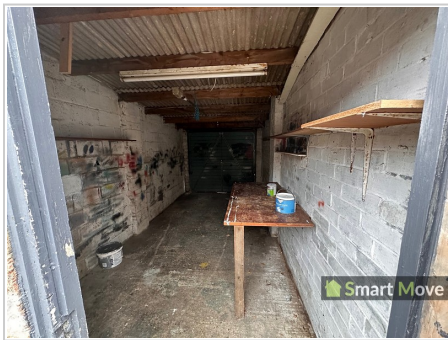
Front Of Property

Pathway leading to front of property, storage meter cupboards.



Rear Garden

Gated rear access to driveway and garage and exit out of Watergall. Low maintenance rear garden.



Garage (17' 2" x 8' 4") or (5.22m x 2.53m)

Up and Over Door, light and power socket and rear courtesy door.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

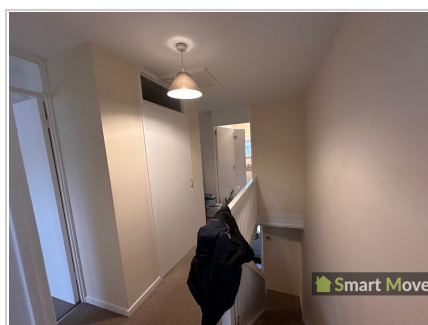
We are informed that the tenure is

Council Tax

Band A

Directions

Located of Bretton 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.