

# PROPERTY OF THE WEEK

**114 Carron Drive  
Peterborough  
Cambridgeshire  
PE4 6NY**

**£1,250 Monthly**



- Detached Family Home
- Three Bedrooms
- Conservatory
- Two Garages plus Pit
- Enclosed Rear Garden
- Village Location



Ref: PRA12624

Viewing Instructions: Strictly By Appointment Only

## General Description

Smartmove offer this spacious, three bedroom detached home within the sought after Werrington Village. Situated within close proximity to local amenities, schools and networks connecting you across the city, this property is ideal for a growing family.

Accommodation comprises entrance hall, living/dining room, kitchen/breakfast room, conservatory with three bedrooms and a family bathroom to the first floor. Outside, there are front and rear gardens plus two garages!

To arrange your viewing, please call our Letting's Team on 01733313373

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## Accommodation

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### Entrance Hall

Stairs to first floor.

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### Living Room (25' 0" x 10' 10") or (7.61m x 3.31m)

Windows to front and rear, door to conservatory and kitchen, two radiators.

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### Kitchen Breakfast Room (15' 7" x 9' 2") or (4.75m x 2.80m)

Window to rear, door to porch area, fitted kitchen with matching range of base and eye level units with work surfaces over, sink with drainer, space for appliances, integrated oven with gas hob and extractor hood, radiator.

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### Conservatory (15' 8" x 7' 5") or (4.78m x 2.27m)

Doors to garden, radiator.

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## Landing

Window to side, airing cupboard.

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**Bedroom 1 (11' 5" x 9' 11") or (3.47m x 3.02m)**

Window to front, radiator, fitted wardrobes.

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**Bedroom 2 (10' 8" x 9' 5") or (3.24m x 2.87m)**

Window to rear, radiator, loft access.

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**Bedroom 3 (7' 5" x 7' 0") or (2.26m x 2.14m)**

Window to front, radiator.

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**Bathroom (7' 9" x 5' 5") or (2.36m x 1.66m)**

Window to rear, three piece suite comprising bath with electric shower, wash hand basin and wc, radiator.

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**Front Of Property**

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## Rear Garden

To the front, the garden is designed for low maintenance.

To the rear is an enclosed garden, laid to lawn and gravel with patio areas, courtesy door into garage, gated access and two garden sheds.

Garages have power and light connected (1 Garage measures 6.74m x 4.47m and houses a 'mechanics pit' and the second garage measures 4.96m x 2.44m).

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

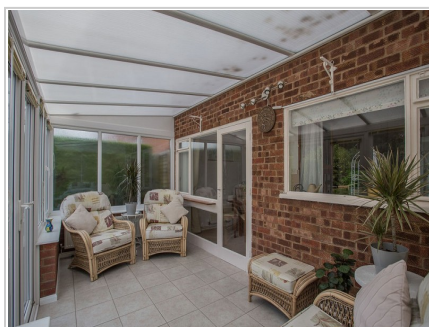
We are informed that the tenure is

## Council Tax

Band C

## Directions

Located of Lincoln Rd Werrington.





## Property Floorplan Image

*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.*