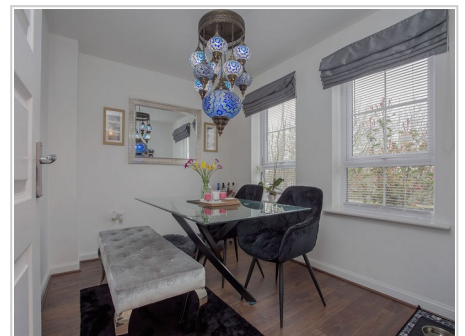


Smart Move

11 Farlakes Drive
Hempsted
Peterborough
Cambridgeshire.
PE2 9EU

285,000



- Detached Family Home
- Three Bedrooms
- En-Suite to Master
- Allocated Parking for Two Vehicles
- Lake Views to Front
- Fantastic Access to Amenities and Serpentine Green

Ref: PRA12682

General Description

Smart Move are delighted to offer for sale, this well presented, three bedroom detached property in Hempsted. Offering lake views to the front, this detached home, is ideal for a growing family and is located within close proximity to local amenities, schools, Serpentine green and fantastic access across the city.

Accommodation is set over two floors and comprises; entrance hall, living room, dining room, downstairs wc and kitchen with integrated appliances.

To the first floor, there are three bedrooms, en-suite to master and a family bathroom.

Outside, there are lake views to the front with no vehicular access and offers a sense of tranquility. To the rear is an enclosed garden, mainly laid to lawn with gated access to the parking area, whereby there are two allocated parking spaces.

Associated to this property is a management charge of £300 per annum.

EPC - B

To arrange your viewing, please call our sales team.

Accommodation

Entrance Hall

Living Room (10' 1" x 16' 2") or (3.07m x 4.93m)

Dining Room (10' 6" x 8' 2") or (3.21m x 2.50m)

Kitchen (10' 2" x 10' 7") or (3.10m x 3.23m)

Downstairs WC

Landing

Bedroom 1 (14' 10" x 8' 8") or (4.53m x 2.63m)

En Suite (4' 2" x 6' 8") or (1.28m x 2.03m)

Bedroom 2 (9' 11" x 9' 1") or (3.01m x 2.78m)

Bedroom 3 (6' 10" x 6' 3") or (2.08m x 1.91m)

Bathroom (5' 7" x 6' 8") or (1.69m x 2.02m)

Outside

Services

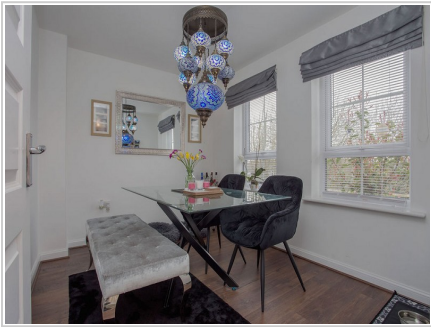
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

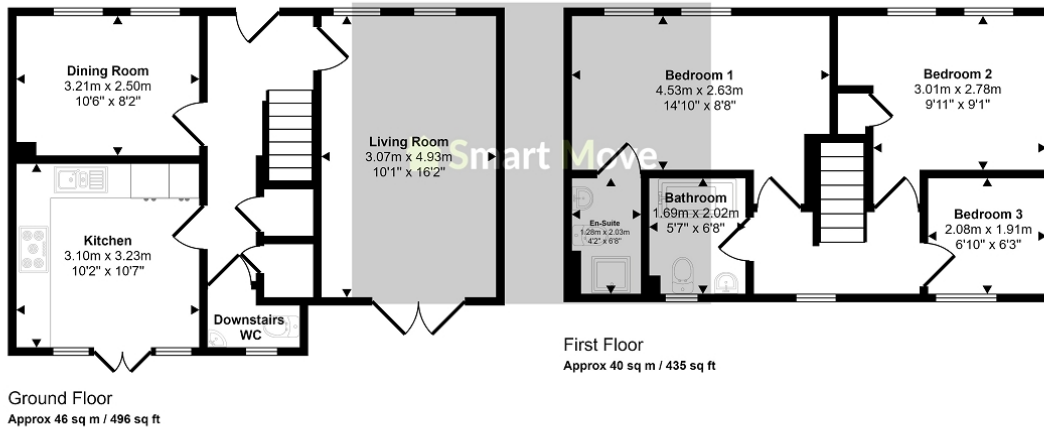
Council Tax

Band Not Specified





Approx Gross Internal Area
86 sq m / 931 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.