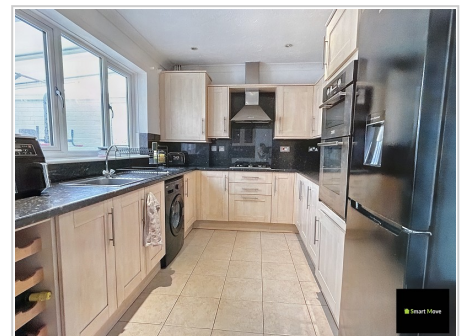


23 Andrews Crescent
Paston
Peterborough
Cambridgeshire.
PE4 7XL

215,000



- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Driveway and Garage
- Ideal First Time Purchase
- Enclosed Rear Garden



Ref: PRB10754

General Description

****GUIDE PRICE £215,000 - £225,000**** Smart Move are delighted to offer for sale this spacious three bedroom home in Paston. Situated within close proximity to local amenities, schools and access to major road networks this property is an ideal first time buy. Accommodation comprises entrance hall, living room, kitchen, dining area, conservatory with three bedrooms and family bathroom to the first floor. Outside provides a driveway to the side leading to the single garage and to the rear is an enclosed garden.

To arrange your viewing, please call our sales team.

Accommodation

Entrance Hall

Living Room (14' 3" x 14' 6") or (4.34m x 4.42m)

Kitchen (17' 3" x 8' 4") or (5.27m x 2.54m)

Dining Area (6' 2" x 8' 8") or (1.89m x 2.63m)

Conservatory (10' 8" x 9' 5") or (3.25m x 2.87m)

Landing

Bedroom 1 (9' 4" x 14' 6") or (2.84m x 4.41m)

Bedroom 2 (9' 2" x 8' 7") or (2.80m x 2.62m)

Bedroom 3 (9' 4" x 14' 6") or (2.84m x 4.41m)

Bathroom

Outside

Garage

Services

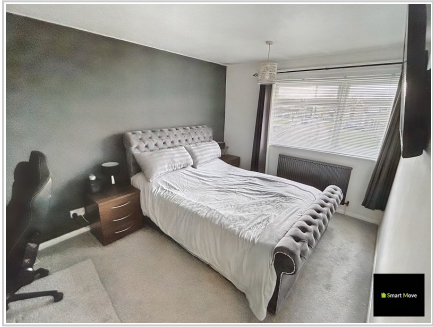
Mains electricity, mains water, mains gas, mains drainage

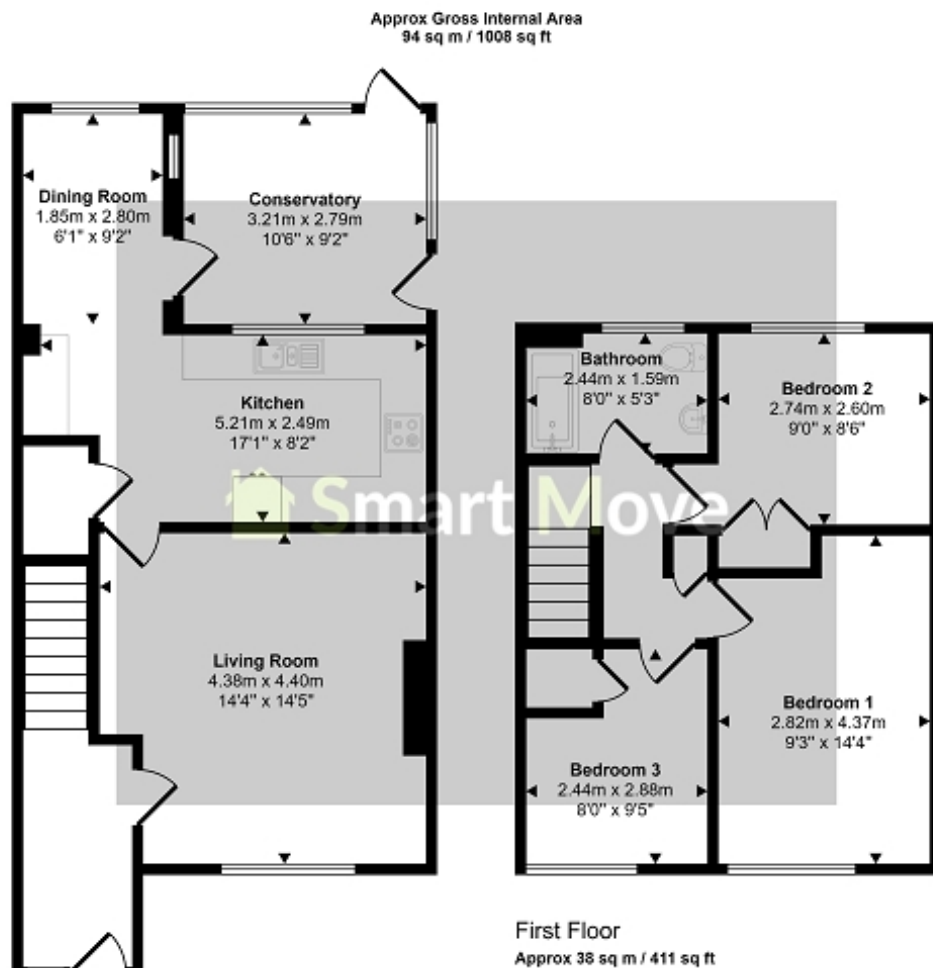
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





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.