

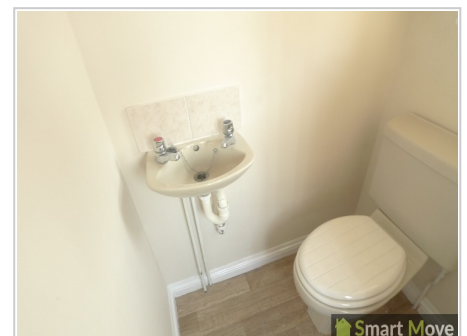
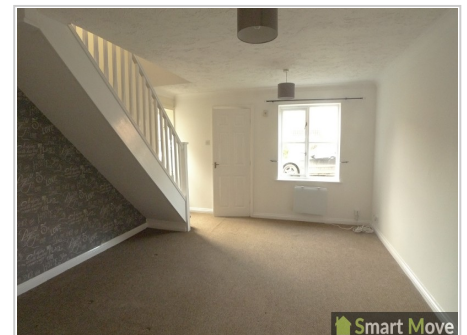
Smart Move

3 Heron Park
Peterborough
Cambridgeshire.
PE1 5PH

£750 Monthly *



- Semi Detached Property
- Three Bedrooms
- Kitchen/Diner
- Lounge
- Driveway
- Garage



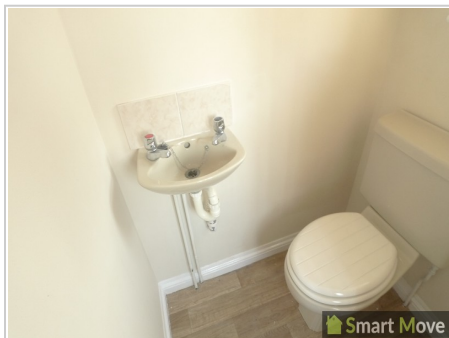
Ref: PRA10035

Viewing Instructions: Strictly By Appointment Only

General Description

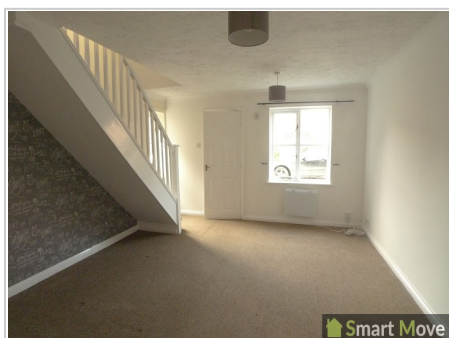
On offer to rent is this 3 bedroom semi detached property in Parnwell with driveway and garage. The property comprises: lounge, kitchen, three bedrooms and family bathroom. Call our Lettings team today on 01733 313373.

Accommodation



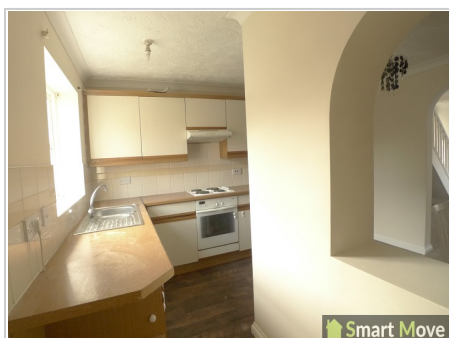
Cloakroom/w.c (4' 0" x 2' 07") or (1.22m x 0.79m)

Two piece suite comprising WC and hand basin, double glazed wooden window, tiled splashback around sink, towel rail holder, toilet roll holder, fusebox



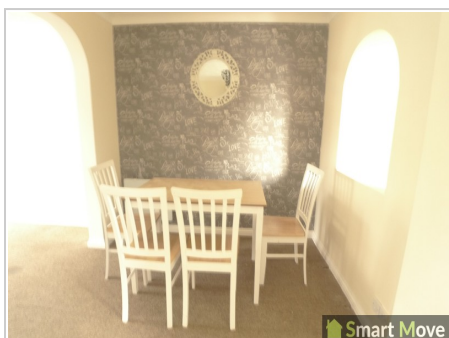
Lounge (14' 01" x 13' 03") or (4.29m x 4.04m)

Stairs to first floor, double glazed wooden window, coving to artex ceiling, powerpoints, electric heater



Kitchen (13' 03" x 5' 07") or (4.04m x 1.70m)

Double glazed wooden window, range of base and eye level units, one and a half bowl sink and drainer with mixer tap over, built in electric oven, built in electric hob, washing machine, extractor fan



Dining Room (13' 03" x 9' 03") or (4.04m x 2.82m)

Electric heater, powerpoints



Bedroom 1 (11' 04" x 7' 08") or (3.45m x 2.34m)

Electric heater, double glazed wooden window, coving to artex ceiling, powerpoints



Bedroom 2 (12' 05" x 10' 00") or (3.78m x 3.05m)

Double glazed wooden windows, electric heater, storage cupboard



Bedroom 3 (6' 11" x 9' 01") or (2.11m x 2.77m)

Double glazed wooden window, coving to artex ceiling, powerpoints

Bathroom (5' 11" x 5' 05") or (1.80m x 1.65m)

Services

Mains electricity, mains water, mains drainage, mains gas

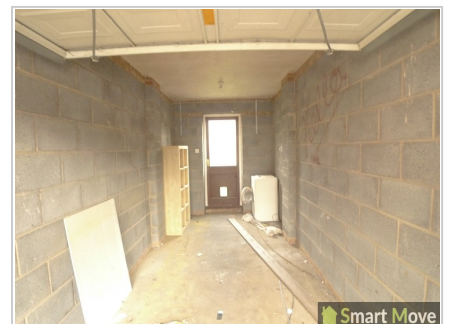
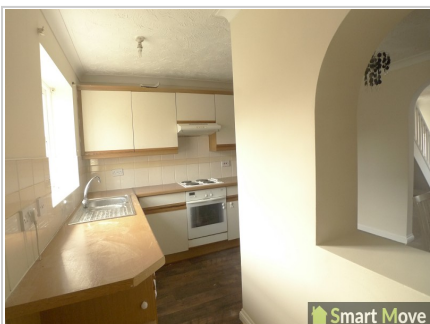
EPC Rating:46

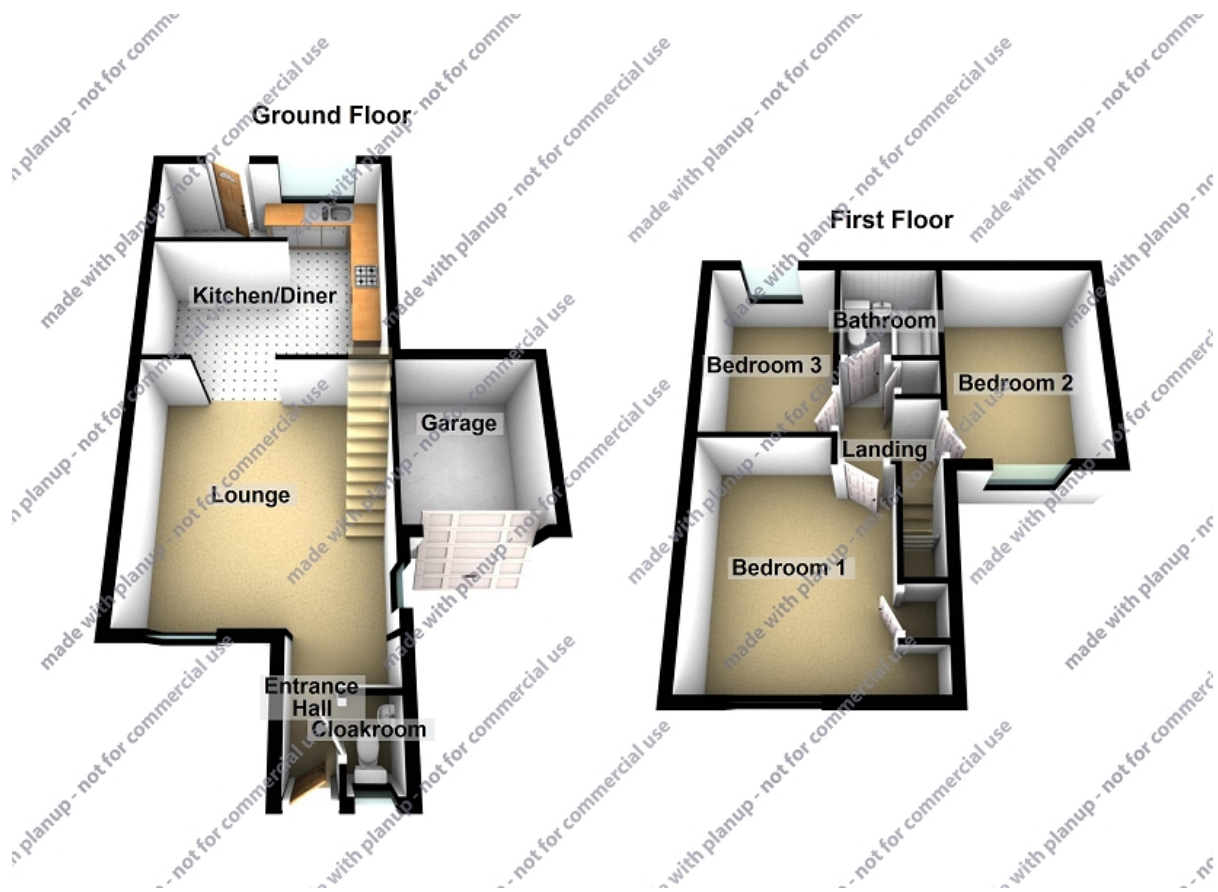
Tenure

We are informed that the tenure is

Council Tax

Band A





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.