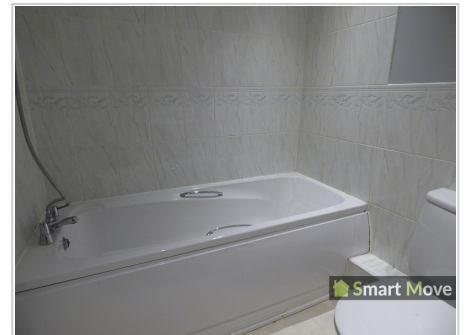


Smart Move

Oak Avenue
Hampton Hargate
Peterborough
Cambridgeshire
PE7

£650 Monthly *



- Mid Terrace Property
- Two Bedrooms
- Downstairs WC
- Popular Location
- Rear Garden

Ref: PRA11595

Viewing Instructions: Strictly By Appointment Only

General Description

Smartmove are pleased to offer for rent this modern two bedroom property in the popular location of Hapton Hargate. It comprises of WC, Lounge, Kitchen, two bedrooms and a family bathroom. Please contact our offices on 01733 313373.

Accommodation

Cloak Room (5' 09" x 2' 09") or (1.75m x 0.84m)

WC, wash hand basin, lino flooring.

Lounge (14' 08" x 12' 09") or (4.47m x 3.89m)

Double glazed patio doors, radiator, laminate flooring.



Kitchen (9' 07" x 5' 11") or (2.92m x 1.80m)

Fitted kitchen, double glazed window sink/drainer, tiling, electric oven, gas hob, cookerhood, central heating boiler, lino flooring, washing machine.

First Floor Landing

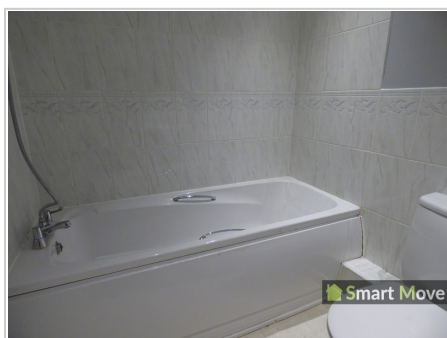
Stairs to first floor landing.



Bedroom 1 (12' 09" x 8' 02") or (3.89m x 2.49m)

Bedroom 2 (9' 06" x 8' 03") or (2.90m x 2.51m)

Double glazed window, built in wardrobes, radiator, carpet.



Bathroom (9' 06" x 8' 03") or (2.90m x 2.51m)

Bath with mixer tap, wash hand basin, WC, radiator, lino flooring.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is

Council Tax

Band B

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.

Energy Performance Certificate

9, Oak Avenue, Hampton Hargate, PETERBOROUGH, PE7 8FR

Dwelling type:	Mid-terrace house	Reference number:	0752-2827-7437-9603-2921
Date of assessment:	03 July 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	03 July 2017	Total floor area:	61 m ²

Use this document to:

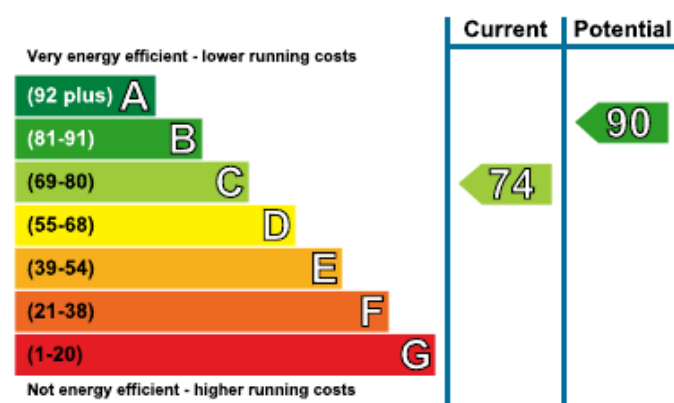
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,518
Over 3 years you could save	£ 231

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 153 over 3 years	
Heating	£ 933 over 3 years	£ 951 over 3 years	
Hot Water	£ 279 over 3 years	£ 183 over 3 years	
Totals	£ 1,518	£ 1,287	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£70	£ 135	
2 Solar water heating	£4,000 - £6,000	£ 96	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 900	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.