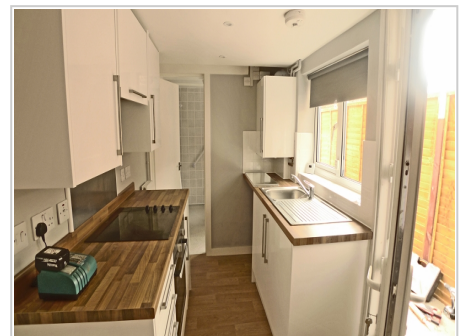


35 Percival Street
Peterborough
Cambridgeshire.
PE3 6AT

£750 Monthly *



- Mid Terraced Property
- AVAILABLE 5th March
- 3 Bedrooms
- 2 Reception rooms
- Enclosed rear garden
- Permit parking
- Walking distance to City Centre



Ref: PRA11597

Viewing Instructions: Strictly By Appointment Only

General Description

SMARTMOVE are pleased to offer this 3 bed roomed mid terraced property for rent. Comprising of 3 bedrooms and 2 reception rooms, kitchen and Shower room. Carpets & laminate flooring. Please call our lettings team on 01733 313 373 to arrange a viewing.

Accommodation



Lounge (11' 04" x 10' 06") or (3.45m x 3.20m)

UPVC window to the front. Fitted carpet, radiator.



Dining Room (11' 03" x 10' 06") or (3.43m x 3.20m)

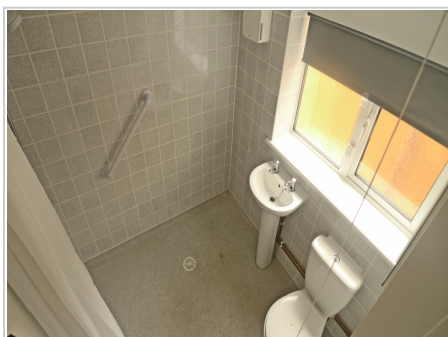
UPVC window to the rear, Laminated floor. Understairs cupboard radiator.



Kitchen (10' 0" x 6' 04") or (3.05m x 1.93m)

Base and eye level units with work top space over. Tile splash-backs, single drainer stainless steel sink.

Built in electric fan assisted oven with halogen hob. Recessed ceiling spot-lights. Laminated floor, wall mounted boiler. UPVC window to the side & single radiator.



Wet Room (6' 05" x 6' 0") or (1.96m x 1.83m)

Suite comprising of shower, Pedestal wash hand basin, low level WC. Fully tiled walls, towel rail, Mirrored wall mounted medicine cabinet. Radiator.



Bedroom 1 (11' 03" x 10' 07") or (3.43m x 3.23m)

UPVC window to the front, over stairs cupboard with loft access. Carpet, Radiator.



Bedroom 2 (11' 04" x 10' 07") or (3.45m x 3.23m)

UPVC window to the rear, carpet, radiator.



Bedroom 3 (8' 05" x 6' 05") or (2.57m x 1.96m)

UPVC window to the rear. Vaulted ceiling. Carpet , radiator.



Rear Garden

Small enclosed rear garden with timber fence. Gated rear access. Mainly laid to gravel with blocked paving.

Services

Mains gas, mains drainage, mains water, mains electricity

EPC Rating:39

Tenure

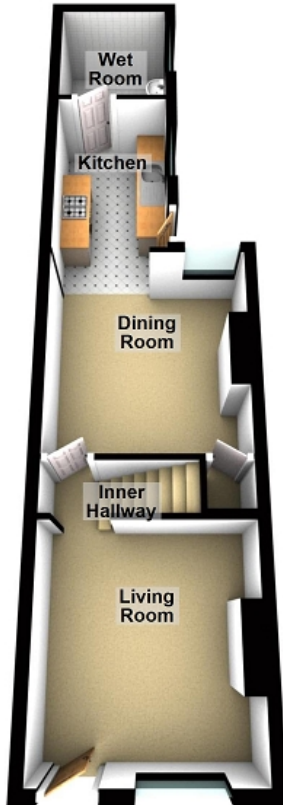
We are informed that the tenure is

Council Tax

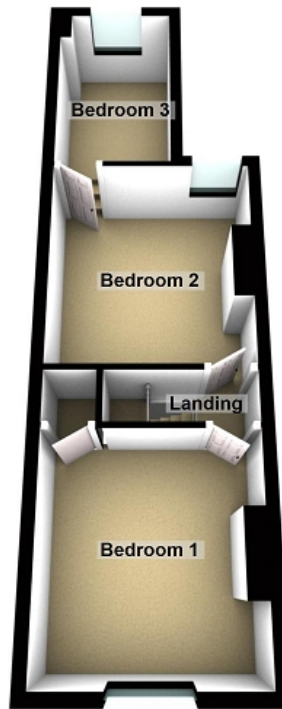
Band A



Ground Floor



First Floor



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.