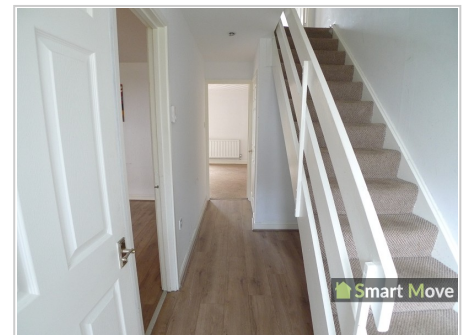


Smart Move

Essendyke
Peterborough
Cambridgeshire
PE3 8JB

£1,150 Monthly



- Available NOW
- Terraced Property
- Three Bedrooms
- Kitchen Diner
- Gas Central Heating
- UPVC double glazing
- Cloakroom
- Lounge

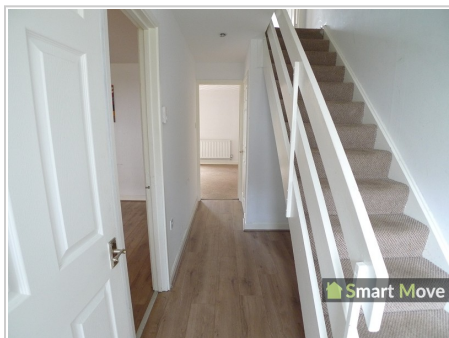
Ref: PRA11674

Viewing Instructions: Strictly By Appointment Only

General Description

Modern Mid Terraced Property located in Bretton within close links to Shopping and local Bus Routes. Three Bedrooms with Kitchen Diner and Lounge with Downstairs Cloakroom and Upstairs Bathroom. Call Smartmove on 01733313373 for all Viewing requests.

Accommodation

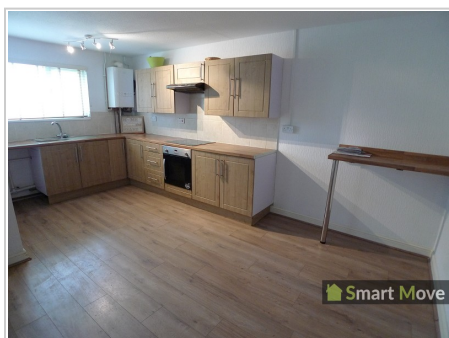


Entrance Hallway

UPVC front entrance door to entrance hallway, laminated flooring, Stairs leading to first floor with built in storage cupboard.

Cloak Room

Two piece white suite comprising of a low level WC and wash hand basin. Ceramic tiled flooring and walls. UPVC double glazed window to front elevation. Textured ceiling.



Kitchen/Diner (11' 05" x 16' 08") or (3.48m x 5.08m)

Range of fitted base and eye level units. Inset stainless steel single bowl and drainer. Integrated electric single oven, grill and 4 ring hob with an extractor unit over. Plumbing for automatic washer. space for Fridge and freezer, laminated flooring. Radiator, textured ceiling. UPVC double glazed window to front elevation. Gas fired boiler.

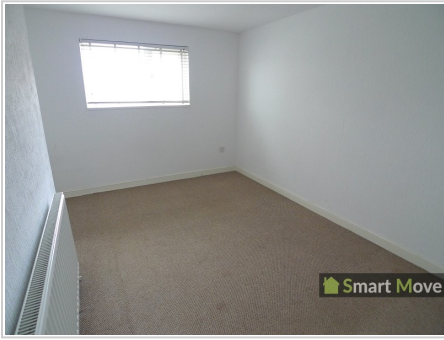


Lounge (17' 07" x 12' 04") or (5.36m x 3.76m)

Carpet flooring, radiator. Television and telephone points, coved and textured ceiling. UPVC double glazed patio doors and personal door to rear. 2 wall light points. Coved and textured ceiling.

First Floor Landing

With loft access to textured ceiling. Built in airing cupboard and walk in storage cupboard.



Bedroom 1 (13' 10" x 8' 09") or (4.22m x 2.67m)

UPVC double glazed window to front elevation. Radiator, textured ceiling.



Bedroom 2 (15' 05" x 8' 05") or (4.70m x 2.57m)

UPVC double glazed window to rear elevation. Radiator, textured ceiling.



Bedroom 3 (12' 07" x 8' 08") or (3.84m x 2.64m)

UPVC double glazed window to rear elevation. Radiator, textured ceiling.



Bathroom

White 3 piece suite comprising of a low level WC, hand pedestal and panelled bath with a shower unit and curtain rail over. Ceramic tiled walls, laminated flooring. Radiator, UPVC double glazed window to front elevation.



Outside

Turfed area to property. Communal parking bays. Gated access to: Rear garden Mainly turfed with lap fenced boundaries.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:74

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.