

Smart Move

Collingham
Orton Goldhay
Peterborough
Cambridgeshire
PE2

£775 Monthly *



- Three Bedroom Terraced House
- Off Road Parking to Front
- Enclosed Rear Garden
- Gas Central Heating
- Kitchen/Diner
- Newly Painted Throughout
- Spacious
- Corner Bath bathroom
- Available Now

Ref: PRA12164

Viewing Instructions: Strictly By Appointment Only

General Description

New Listing For Smartmove are pleased to offer for rent this three bedroom terraced property in the popular location of Orton Goldhay close to all amenities. The property comprises of lounge, kitchen/diner, cloakroom, three bedrooms, family bathroom and enclosed rear garden with off road parking

Accommodation

Entrance Hallway

Radiator, laminate flooring, smoke detector, stairs leading to 1st floor, under stairs storage, power sockets, fusebox

Cloak Room (4' 4" x 3' 4") or (1.32m x 1.01m)

Two piece suite with WC and wash hand basin cabinet with mixer tap, three quarters tiled with ceramic tiled flooring, UPVC double glazed window to the front, radiator



Kitchen/Diner (16' 08" x 8' 08") or (5.08m x 2.64m)

Base and eye level units with worktops to compliment, stainless steel sink with drainer and mixer tap, space for Gas cooker, space and plumbing for washing machine, built in oven with gas hob and extractor canopy, space for freestanding fridge freezer, ceramic tiled flooring, Box bay UPVC double glazed to the front, shelving, display cabinet, radiator, power sockets



Lounge (19' 08" x 11' 05") or (5.99m x 3.48m)

UPVC double glazed window and patio doors to the rear, radiator X2, laminate flooring, telephone point, power sockets

First Floor Landing

Stairs leading to 1st floor and landing, smoke detector, loft hatch

Bedroom 1 (12' 0" x 9' 06") or (3.66m x 2.90m)

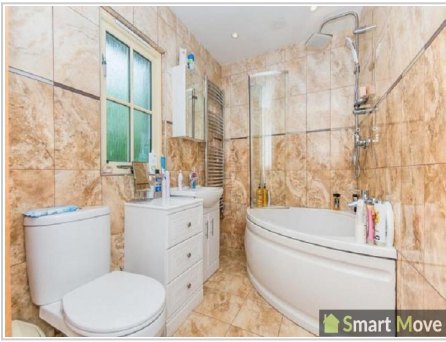
UPVC double glazed Window to the rear, radiator, laminate flooring, power sockets

Bedroom 2 (11' 05" x 9' 09") or (3.48m x 2.97m)

UPVC double glazed Window to the front, radiator, laminate flooring, power sockets

Bedroom 3 (11' 02" x 9' 06") or (3.40m x 2.90m)

UPVC double glazed Window to the rear, radiator, carpet, power sockets



Bathroom (5' 5" x 9' 9") or (1.65m x 2.98m)

Three piece bathroom suite with corner bath with shower over, WC, wash hand basin, towel radiator, fully tiled, tiled flooring, UPVC double glazed window to the front, cupboard housing the combi boiler.



Front Of Property

Hard standing area for vehicle parking, shrubbery and cupboards for meters.



Rear Garden

Enclosed rear garden with fencing and gated access, laid to lawn with hard standing for shed, patio area.

Services

Mains gas, mains drainage, mains water, mains electricity

EPC Rating:73

Tenure

We are informed that the tenure is

Council Tax

Band A

Directions

Situated off Goldhay Way Orton Goldhay



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.