

# PROPERTY OF THE WEEK

**42 Violet Way  
Yaxley  
Peterborough  
Cambridgeshire  
PE7 3WE**

**£1,100 Monthly**



- Three Storey Townhouse
- Three Bedrooms
- En-Suite to Master
- Single Garage
- Enclosed Rear Garden
- Popular Location
- Available 9th December 2024



**Ref: PRA12195**

Viewing Instructions: Strictly By Appointment Only

## General Description

Modern 3 Storey Property located in Yaxley. This property is a 3 Bedroom with En suite to Master. Kitchen with appliances, downstairs cloakroom and lounge Diner. Two Mid Floor Bedrooms and Family Bathroom and Top Floor with Master and En suite. Off Road Parking and Single Garage and Fully Available from the 9th December 2024. Call Smartmove on 0173313373 to arrange all viewings.

---

## Accommodation

---

### Entrance Hall

Stairs to first floor, doors to:

---



### Cloak Room

Fitted with two piece suite comprising, wash hand basin and WC, radiator

---



### Kitchen/Diner (15' 10" x 6' 01" ) or (4.83m x 1.85m)

UPVC double glazed window to front. Fitted with a matching range of base and eye level units with worktop space over, sink with drainer, space for fridge/freezer, dishwasher and washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, radiator, ceramic tiled flooring

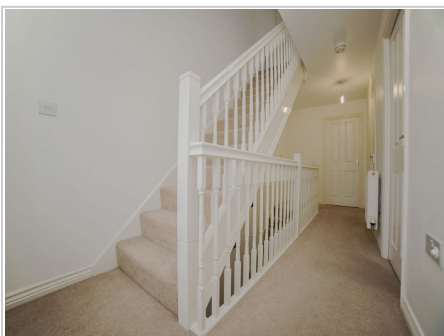
---



### Living Room (12' 06" x 12' 09" ) or (3.81m x 3.89m)

Two UPVC double glazed windows to rear, UPVC double glazed french double doors to garden two radiators

---



### First Floor Landing

UPVC double glazed window to front, double radiator, stairs to second floor

---



**Bedroom 2 (12' 06" x 12' 09" ) or (3.81m x 3.89m)**

uPVC double glazed window to rear, double radiator

---



**Bedroom 3 (11' 00" x 6' 03" ) or (3.35m x 1.91m)**

UPVC double glazed window to front, radiator

---



**Bathroom**

Fitted with three piece suite comprising bath, wash hand basin and low-level WC, radiator

---

## Second Floor Landing

Radiator, door to:

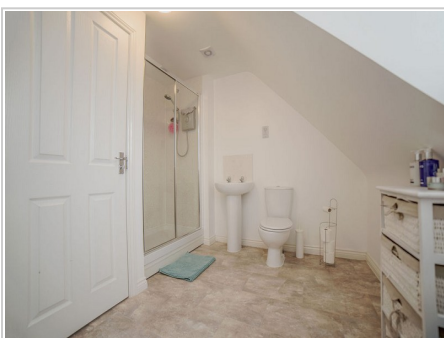
---



**Bedroom 1 (15' 04" x 13' 00" ) or (4.67m x 3.96m)**

Two double glazed velux windows to rear, fitted wardrobe, double radiator, door to storage cupboard

---



**En Suite**

UPVC double glazed window to front. Fitted with three piece suite comprising wash hand basin, double shower enclosure and low-level WC, double radiator

---



## Outside

To the rear is an enclosed garden which is mainly laid to lawn, patio area and gated access to the rear. There is off road parking and a single garage to the rear of the property.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:117

## Tenure

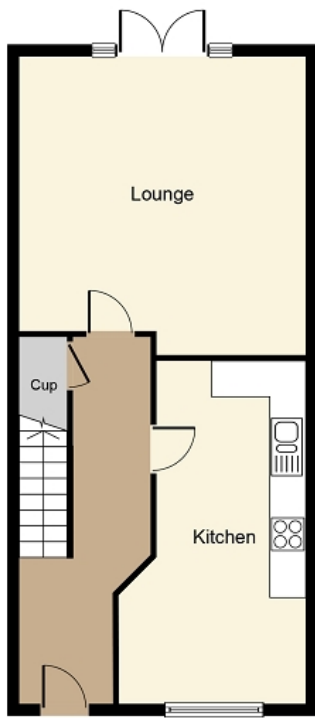
We are informed that the tenure is

## Council Tax

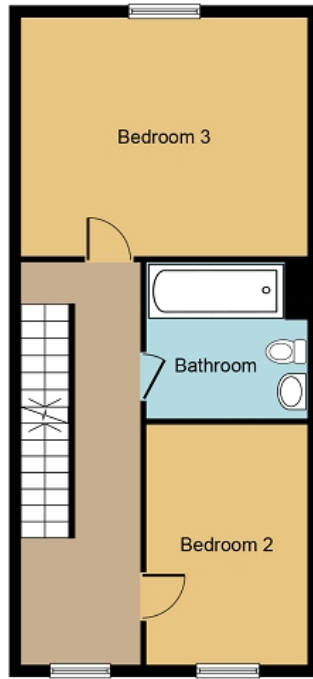
Band C

---

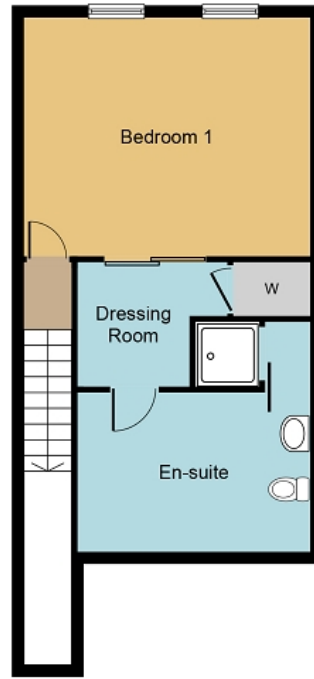




**Ground Floor**



**First Floor**



**Second Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Copyright V360 Ltd 2019 | www.houseviz.com

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.