

# PROPERTY OF THE WEEK

**2 Clipston Walk  
Peterborough  
Cambridgeshire  
PE3 7EE**

**£775 Monthly \***



- Terraced Property
- 3 Bedrooms
- Kitchen Diner
- Lounge
- UPVC double Glazing

**Ref: PRA12276**

**Viewing Instructions: Strictly By Appointment Only**

## General Description

NEW LISTING for Smartmove is this Three Bedroom Terraced property situated in Westwood nearby the Hospital in PE3. The property benefits from kitchen diner, Lounge, 3 Bedrooms and separate bathroom and cloakroom, rear garden with access to communal parking. Call Smartmove on 01733313373.

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## Accommodation

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### Entrance Hallway

Laminate flooring, radiator, stairs leading to 1st floor and landing, under stairs walk in cupboard, telephone point, power sockets.

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### Kitchen/Diner (11' 5" x 11' 9") or (3.47m x 3.58m)

Base and eye level units with worktops to compliment, stainless steel sink with drainer and mixer tap, built in oven with hob and extractor, space and plumbing for washing machine, space for fridge freezer, tiled splash backs, UPVC double glazed window to the front, breakfast bar, radiator, wall mounted boiler, power sockets

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### Lounge (14' 8" x 11' 4") or (4.48m x 3.45m)

Laminate flooring, UPVC double glazed window to the rear, radiator, TV point, power sockets

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### First Floor Landing

Stairs leading to the 1st floor and landing, loft hatch, smoke detector, power socket, airing cupboard.

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### Bedroom 1 (11' 5" x 10' 5") or (3.48m x 3.18m)

UPVC double glazed window to the rear, radiator, power sockets, power sockets.

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### Bedroom 2 (12' 10" x 8' 7") or (3.90m x 2.62m)

UPVC double glazed window to the front, radiator, power sockets.

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Bedroom 3 (5' 11" x 5' 9") or (1.81m x 1.74m)

UPVC double glazed window to the rear, radiator, power sockets.



Cloak Room (5' 11" x 5' 9") or (1.81m x 1.74m)

WC, UPVC double glazed window to the rear



Bathroom

2 Piece suite including bath with shower above, shower curtain, wash hand pedestal basin, tiles, radiator, UPVC double glazed window to the rear.



Front Of Property

Pathway access to the front of the property, meter cupboards



Rear Garden

Low maintenance rear garden, garden shed, gated access to rear communal parking.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is

Council Tax

Band A

# Directions

Located off Hartwell Way

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*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.*