

PROPERTY OF THE WEEK

**31 Birchwood
Orton Goldhay
Peterborough
Cambridgeshire
PE2 5UQ**

£750 Monthly *



- Bungalow
- Two Bedrooms
- Kitchen
- Lounge
- Driveway
- Garage
- Large Plot

Ref: PRA12282

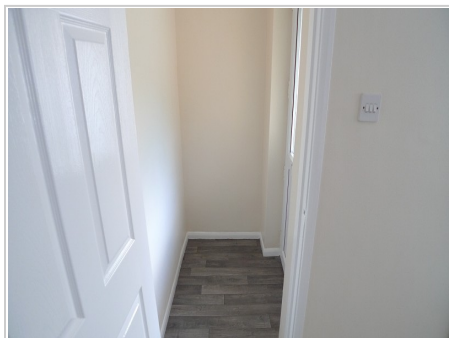
General Description

New Listing For Smartmove is this Freshly updated Bungalow with a very Large garden. The property benefits from 2 Bedrooms and Kitchen and Lounge with Bathroom. Driveway with Garage and set on a large plot. Call Smartmove on 01733313373 to arrange a viewing.

Accommodation

Agents Note

The garden will be mowed and strimmed and prepared for 1st occupancy.



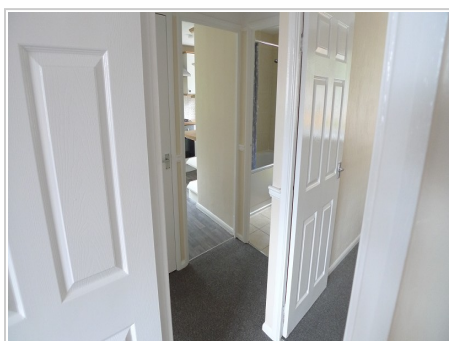
Entrance Hallway (2' 11" x 4' 4") or (0.90m x 1.33m)

UPVC double glazed door, smoke detector, spotlight, new vinyl flooring



Lounge/diner (10' 0" x 14' 3") or (3.05m x 4.35m)

UPVC double glazed windows to the side and front, new carpet, radiator, TV point, telephone point, spotlights, power sockets



Inner Hallway

Airing cupboard, spotlight, dado rail, loft hatch, new carpet, power socket.



Kitchen (11' 10" x 7' 9") or (3.60m x 2.36m)

Base and eye level units with worktops to compliment, stainless steel sink and drainer with mixer tap, built in oven and gas hob with extractor canopy above, tiled splashbacks, space for washing, UPVC double glazed window to the rear and Door to the side, new vinyl flooring, wall mounted gas boiler, smoke and carbon monoxide detector, fusebox, radiator, power sockets



Bedroom 1 (9' 1" x 13' 0") or (2.77m x 3.97m)

UPVC double glazed window to the front, radiator, new carpets, power sockets



Bedroom 2 (10' 2" x 9' 1") or (3.11m x 2.78m)

UPVC double glazed window to the rear, radiator, new carpets, power sockets



Bathroom (6' 4" x 6' 9") or (1.92m x 2.05m)

Three piece suite including bath with mixer tap and electric shower above with shower curtain, WC and wash hand pedestal basin, radiator, UPVC double glazed window to the rear,

Front Of Property

Driveway for one vehicle leading to a Garage. Front porch way and access to side and rear gardens.



Garage

Single garage in a block of three, up and over door, power and light.



Rear Garden

Large plot with mainly laid to lawn and shrubbery borders plus shed and patio area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is

Council Tax

Band A

Directions

Situated off Goldhay Way



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.