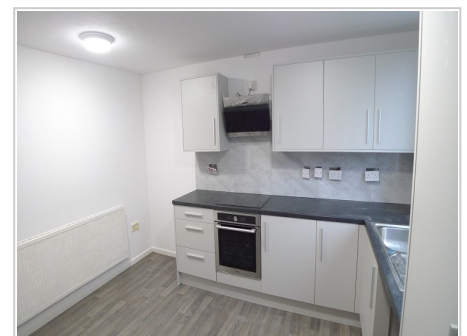


# PROPERTY OF THE WEEK

**78 Cleatham  
Bretton  
Peterborough  
Cambridgeshire  
PE3 9XG**

**£775 Monthly \***



- Brand New Kitchen
- Brand New Shower Room
- Decorated Throughout
- New carpets and Vinyl
- Combi Boiler
- Enclosed garden

Ref: PRA12298

Viewing Instructions: Strictly By Appointment Only

## General Description

A fully Refurbished Semi Detached Property situated in South Bretton. Brand Kitchen with Hotpoint Appliances. Brand New Shower Room with extended shower cubicle. Decorated and New Carpets and Vinyl Flooring Throughout. Ready To Move Into Just Ring Smartmove to Book yourself in. Call 01733313373.

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## Accommodation

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### Agents Note

78 Cleatham has been fully refurbished with new decorating and plaster work throughout, Brand New Kitchen with appliances, Brand new shower room, New Carpets and Vinyl Flooring throughout, updated Fusebox and electrics. Further photos to follow

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### Entrance Hallway

UPVC door leading through to entrance hallway, stairs leading to the 1st floor and landing, radiator, walk in storage cupboard, power sockets, new vinyl flooring.

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### Kitchen/Diner (12' 10" x 12' 10") or (3.90m x 3.90m)

Base and eye level units with worktops to compliment, stainless steel sink and drainer with mixer tap, built in single oven, electric hob with extractor canopy above, space and plumbing for washing machine, space for fridge freezer, wall mounted combi boiler within built in wall cupboards, smoke detector, UPVC double glazed window to the front , power sockets, new vinyl flooring.

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### Lounge

UPVC double glazed window to the rear, Patio doors to the rear, radiator, power sockets, new carpet

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### Outer Hallway

UPVC double glazed door to the rear, understairs storage cupboard with light.

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### Stairs To First Floor

Stairs leading to 1st floor, loft hatch, smoke detector, walk in storage cupboard, over stairs storage cupboard, power socket.

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### Bedroom 1 (14' 6" x 8' 9") or (4.43m x 2.67m)

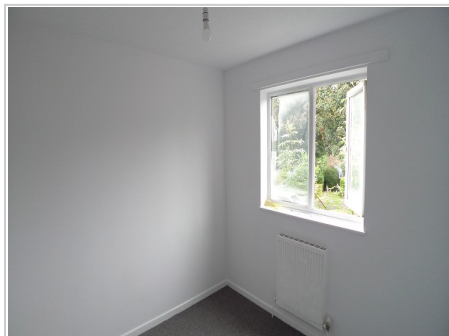
UPVC double glazed window to the rear, radiator, power sockets, new carpet.

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## Bedroom 2 (8' 10" x 8' 8") or (2.69m x 2.64m)

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

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## Bedroom 3 (8' 8" x 6' 4") or (2.65m x 1.93m)

UPVC double glazed window to the rear, radiator, walk in storage cupboard, power sockets, new carpet.

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## Shower Room (8' 11" x 5' 6") or (2.71m x 1.67m)

Brand New shower tray and cubicle with thermostatic shower above and fully tiled, WC, wash hand pedestal basin with mixer tap, radiator, 3 x UPVC double windows to the front.

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## Front Of Property

Property entered via pathway from road, over looking small green area

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## Rear Garden

Laid to lawn with enclosure by fencing and gate access/exit. Paved area.

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## Parking

Communal parking to the rear.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is

## Council Tax

Band A

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## Directions

Located off Bretton 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.*