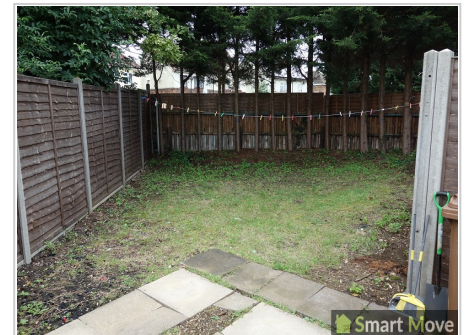


# PROPERTY OF THE WEEK

**2 Lister Road  
Peterborough  
Cambridgeshire  
PE1 3JY**

**£900 Monthly \***



- Available Now
- Semi Detached
- Three Bedrooms
- Kitchen with Appliances
- Shower Room
- Carpets throughout
- Off Road Parking

**Ref: PRA12317**

**Viewing Instructions: Strictly By Appointment Only**

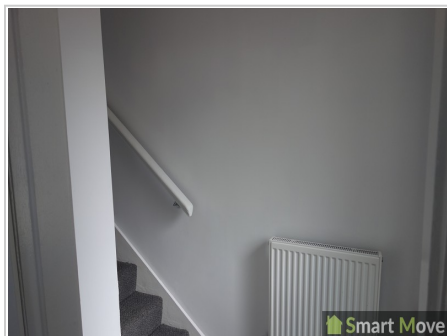
## General Description

**\*\*New Listing\*\*** Established Semi Detached corner plot in New England, refurbished property with Kitchen Diner, Lounge, downstairs cloakroom, upstairs bathroom, three bedrooms, enclosed rear garden, Call to view 01733 313 373.

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## Accommodation

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### Entrance Hallway

Radiator, stairs, door to:



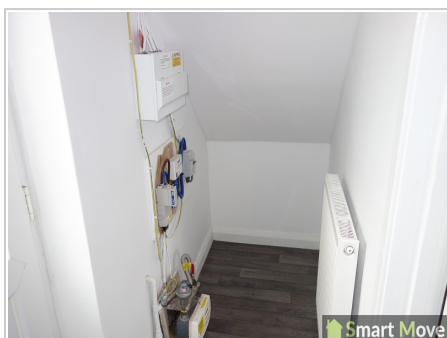
### Lounge (11' 10" x 13' 9") or (3.61m x 4.18m)

UPVC double glazed window to front, TV point, door to:



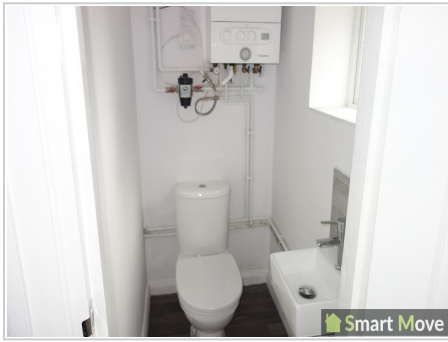
### Kitchen/Diner (9' 6" x 13' 9") or (2.90m x 4.18m)

UPVC double glazed window to rear. Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer.



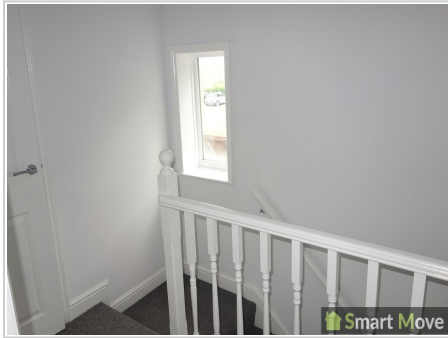
### Outer Hallway

UPVC double glazed side door, door to:



### Cloak Room (4' 11" x 2' 11") or (1.50m x 0.89m)

UPVC double glazed window to side, two piece suite comprising, wash hand basin and WC with tiled splashbacks.



### First Floor Landing

UPVC double glazed window to side, doors to:

### Bedroom 1 (11' 11" x 10' 07" ) or (3.63m x 3.23m)

UPVC double glazed window to front, radiator.



### Bedroom 2 (10' 06" x 9' 05" ) or (3.20m x 2.87m)

UPVC double glazed window to rear, radiator.



### Bedroom 3 (8' 09" x 6' 05" ) or (2.67m x 1.96m)

UPVC double glazed window to front, storage cupboard, radiator.



### Shower Room

UPVC double glazed window to rear. Fitted with a three piece suite comprising shower, pedestal wash hand basin and low level, WC, radiator.





## Front Of Property

Driveway and gated access to the rear garden



## Rear Garden

Enclosed rear garden in two parts with hard standing and grassed areas fully enclosed by fencing with gated access to the front drive

## Services

Mains drainage, mains gas, mains water, mains electricity

EPC Rating:58

## Tenure

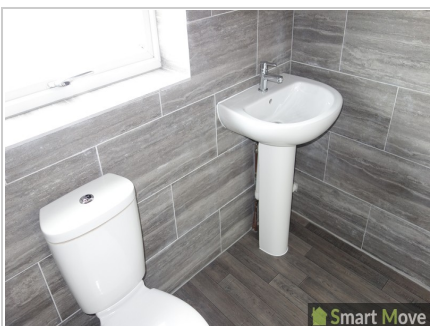
We are informed that the tenure is

## Council Tax

Band A

## Directions

Located of St Pauls Rd



*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.*