

PROPERTY OF THE WEEK

**29 Hedgelands
Peterborough
Cambridgeshire
PE4 5AA**

£950 Monthly



- Available 11th August
- Semi Detached Property
- Three Bedrooms
- South Facing Rear Garden
- Close To Local Amenities
- Mature Rear Gardens

Ref: PRA12323

Viewing Instructions: Strictly By Appointment Only

General Description

****NEW LISTING**** This well presented three bedroom semi detached property comprises living room, kitchen/diner, three bedrooms and a family bathroom and also benefits from solar panels,a driveway to the side and a mature South facing rear garden.

The property is also within close proximity to local shops, schools and other amenities including major roads.
Call our Rental Team on 01733 313373 for further details.

Accommodation



Living Room (13' 04" x 15' 07") or (4.06m x 4.75m)

UPVC double glazed window to front, two radiators, laminate flooring, TV point, power points, stairs leading to first floor landing



Kitchen/Diner (9' 09" x 15' 07") or (2.97m x 4.75m)

UPVC double glazed window to rear, UPVC double glazed door leading to rear garden, matching range of base and eye level units with work surfaces over, stainless steel sink and drainer with mixer tap over, space for fridge/freezer, built in electric oven, built in electric hob, radiator, power points

First Floor Landing

Access to loft, airing cupboard housing hot water cylinder



Bedroom 1 (11' 01" x 9' 05") or (3.38m x 2.87m)

UPVC double glazed window to front, radiator, telephone point, power points



Bedroom 2 (12' 01" x 9' 05") or (3.68m x 2.87m)

UPVC double glazed window to rear, radiator, power points



Bedroom 3 (7' 06" x 5' 11") or (2.29m x 1.80m)

UPVC double glazed window to front, radiator, power points



Bathroom (5' 09" x 8' 05") or (1.75m x 2.57m)

UPVC double glazed window to rear, three piece suite comprising WC, wash hand basin, panelled bath with shower and attachment over, ceramic tiled flooring and tiled walls, heated towel rail



Rear Garden

Enclosed by panelled fencing, mature garden mainly laid to lawn with mature shrubbery, patio area

To The Front

Driveway to side providing off road parking

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

Tenure

We are informed that the tenure is

Council Tax

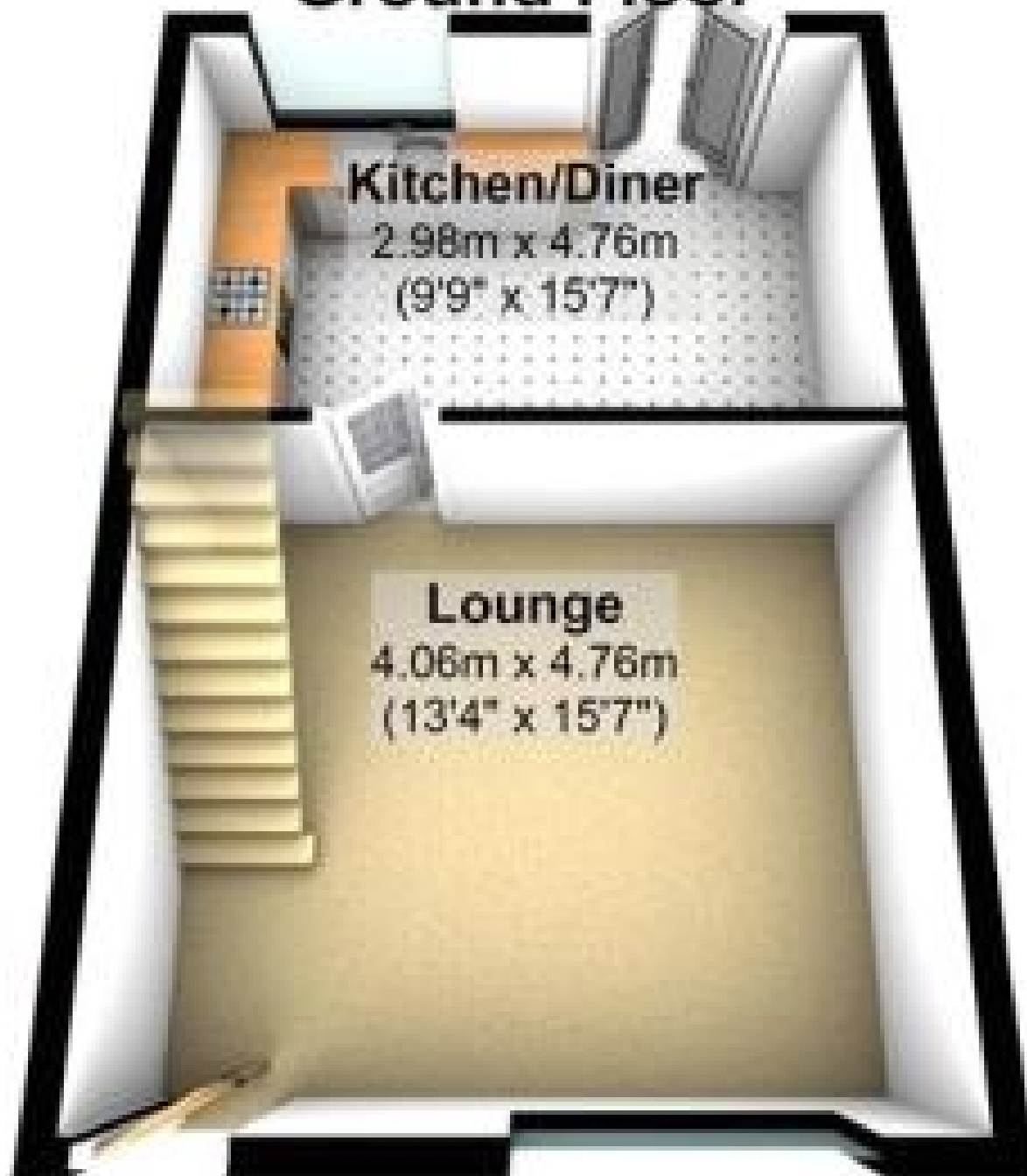
Band B

Directions

Situated off Davids Lane Werrington



Ground Floor



First Floor



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.