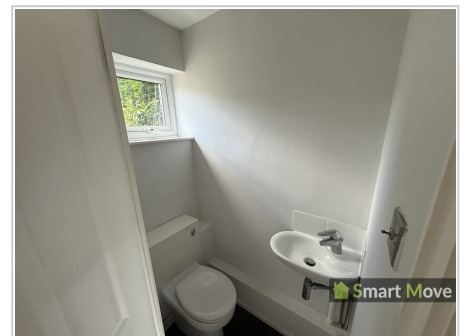


PROPERTY OF THE WEEK

**22 Norburn
Bretton
Peterborough
Cambridgeshire
PE3 8NR**

£1,295 Monthly



- Three bedrooms
- Family home
- Great location
- Available now
- Not to be missed
- CALL NOW

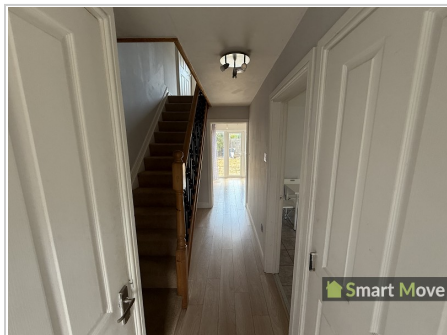
Ref: PRA12470

General Description

Available now is this well presented three bedroom end of terrace property in North Bretton, comprising, lounge, kitchen diner, downstairs cloak, two double bedrooms, one single bedroom, a family bathroom and an enclosed rear garden, close to all local amenities and bus routes.

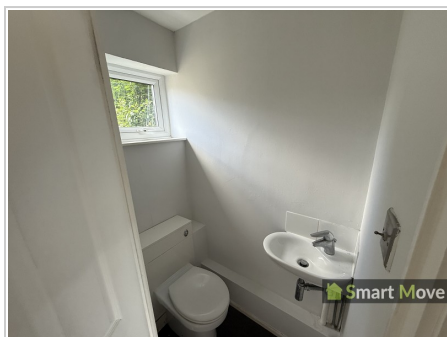
Excellent family ho

Accommodation



Entrance Hallway

Double glazed door to front, stairs to first floor and doors to kitchen diner, cloakroom and lounge



Cloak Room

Two piece suite comprising one WC and wash hand basin, tiled splash back, window



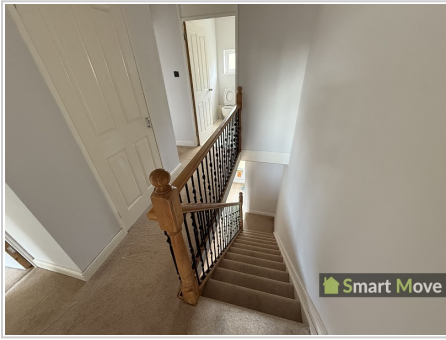
Kitchen/Diner (15' 11" x 11' 3") or (4.86m x 3.44m)

Double glazed window to front, fitted kitchen, sink drainer, electric oven and hob, plumbing for washing machine and built-in fridge freezer, cooker hood, work surfaces and radiator



Lounge (17' 9" x 10' 4") or (5.40m x 3.15m)

Double glazed window and patio door to rear, radiator and TV point



Stairs To First Floor

Stairs leading upto 1st floor and landing, storage cupboard, loft hatch.



Bedroom 1 (8' 10" x 10' 10") or (2.70m x 3.30m)

Double glazed to front, built in wardrobes and radiator



Bedroom 2 (11' 0" x 8' 10") or (3.36m x 2.70m)

Double glazed window to rear, built in wardrobes and radiator



Bedroom 3 (8' 8" x 7' 9") or (2.65m x 2.37m)

Double glazed window to front, radiator



Bathroom

Three piece suite comprising of bath and shower panel and shower over, WC and wash hand pedestal basin, tiled, Window to the front.



Front Of Property

Pathway leading to front of property.



Rear Garden

Enclosed rear garden with Grass, decking and patio area, shed and rear access

Services

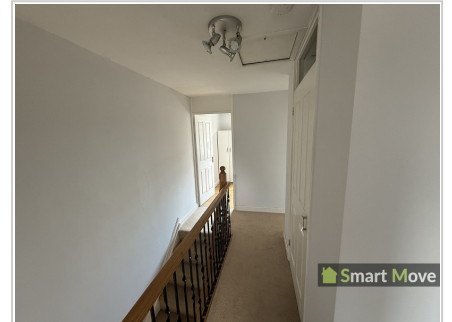
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is

Council Tax

Band B



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.