

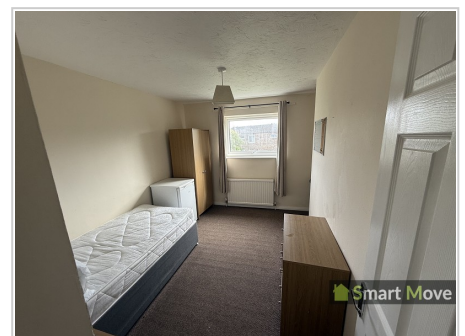
PROPERTY OF THE WEEK

**17 Willonholt
Peterborough
Cambridgeshire
PE3 7LU**

£900 Monthly



- End of Terrace
- Three Bedrooms
- Kitchen Diner
- Lounge
- Combi Boiler
- UPVC double glazing
- Available



Ref: PRA12519

Viewing Instructions: Strictly By Appointment Only

General Description

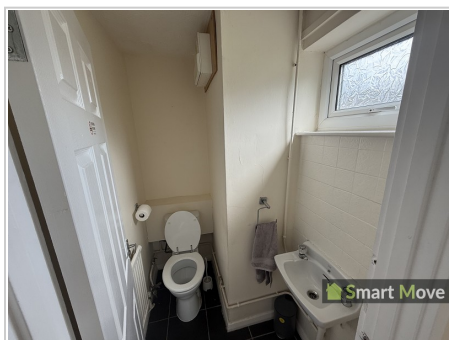
Situated in Ravensthorpe near to the Hospital and Parkways is the Three Bedroom End of Terraced Property. The property benefits from Combi boiler and UPVC double glazing. The property comprises of entrance hallway, cloakroom, storage cupboard, kitchen diner, lounge, stairs leading to 1st floor and landing, 3 x storage cupboards. Three bedrooms and a recently refitted bathroom with shower. Garden. All viewings please call the Smartmove Lettings team on 01733313373.

Accommodation



Entrance Hallway

Door leading through to entrance hallway, stairs leading to first floor and landing, smoke detector, radiator, power socket.



Cloak Room

Two piece suite comprising of WC and wash hand basin, tiled splashback, window to the front, fuseboard.



Storage Room (4' 6" x 5' 6") or (1.38m x 1.67m)

Walkin storage room.



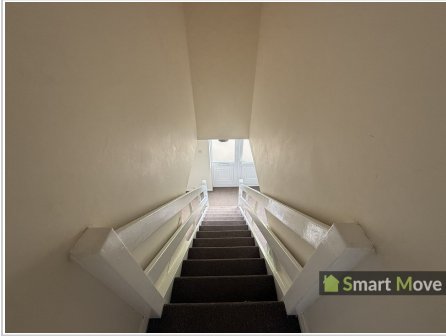
Kitchen/Diner (8' 11" x 16' 4") or (2.71m x 4.98m)

Base and eye level units with sink and drainer, freestanding cooker, space and plumbing for washing machine, space for fridge freezer and tumble dryer, smoke detector, radiator, combi boiler, window and door to the rear, power sockets.



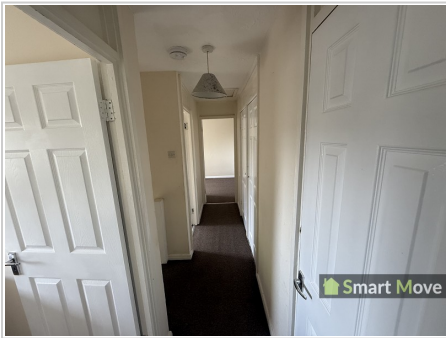
Lounge (18' 0" x 11' 5") or (5.48m x 3.47m)

Window to the front and rear, radiator, power sockets



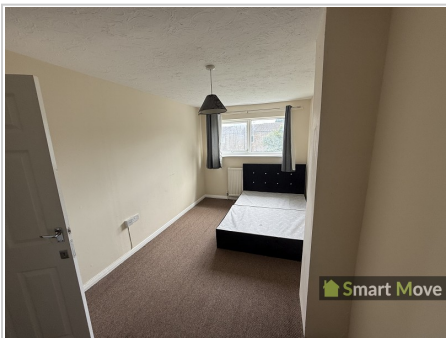
Stairs To First Floor

Stairs leading to first floor



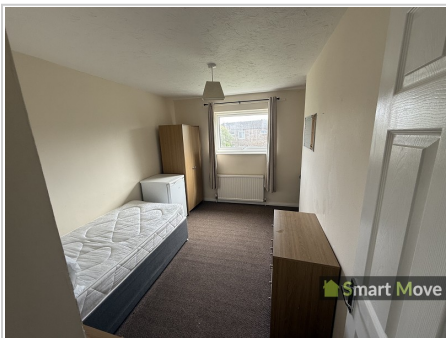
Landing

3x Storage cupboards, loft access, smoke detector.



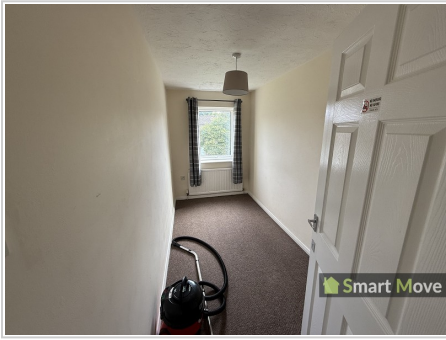
Bedroom 1 (18' 1" x 8' 3") or (5.52m x 2.52m)

Window to the front, radiator, power sockets



Bedroom 2 (11' 3" x 11' 11" Max) or (3.43m x 3.62m Max)

Window to the front, radiator, power sockets



Bedroom 3 (12' 2" x 5' 9") or (3.72m x 1.75m)

Window to the front, radiator, power sockets



Bathroom (4' 11" x 6' 5") or (1.51m x 1.95m)

Recently refitted bathroom suite comprising of bath with shower over, WC and Wash Hand pedestal basin, window to the rear, tiled.



Front Of Property

Front of property.



Rear Garden

Enclosed by fencing and gated access for rear garden. Mainly laid to lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

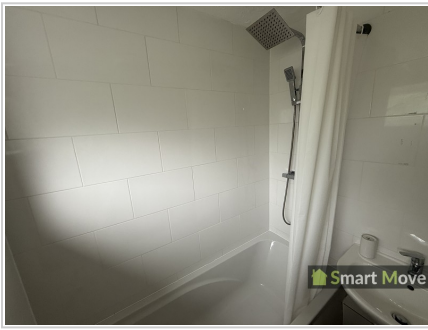
We are informed that the tenure is

Council Tax

Band B

Directions

Situated off Hartwell 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.