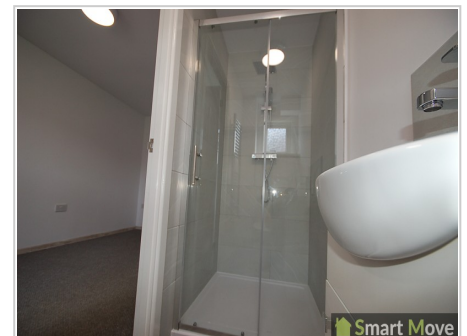
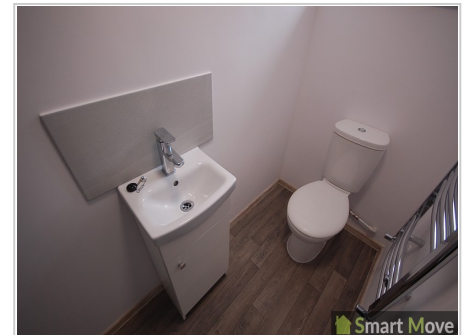


PROPERTY OF THE WEEK

**Room 1 102 stumpacre Stumpacre
Bretton
Peterborough
Cambridgeshire
PE3 8HS**

£675 Monthly



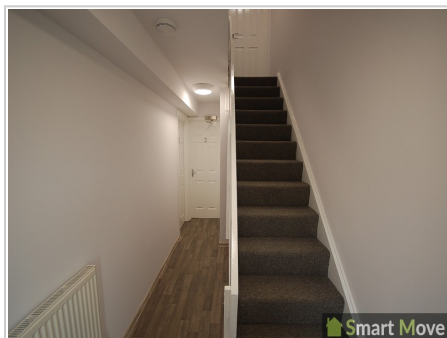
- Studio Room
- Kitchenette
- En Suite
- All Bills Included
- Broadband Provided
- Communal Kitchen
- Communal Washer and Tumble Dryer

Ref: PRA12545

General Description

All Bills Included Studio Room within the PE3 area. Kitchenette and En suite provided plus Communal Kitchen with appliances and Washing Machine and Tumble Dryer available. Furniture supplied and WiFi. Available for viewing's ASAP.

Accommodation



Entrance Hallway

Door leading through to entrance hallway, radiator, stairs leading to 1st floor and landing and main kitchen. Understairs cupboard housing washing machine and tumble dryer. Light and smoke detectors.

Understairs storage cupboard

Two Baxi Combination boilers servicing each floor and Fusebox.



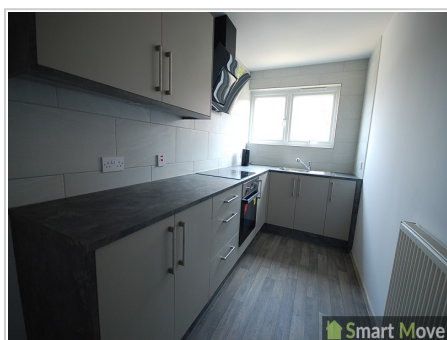
Studio 1 (16' 05" x 11' 04") or (5.00m x 3.45m)

base and eye level units with worktops to compliment, stainless sink and drainer, tiled splashbacks, UPVC double glazed window to the front, under counter fridge freezer(supplied)microwave(supplied)kettle(supplied)smoke and heat detectors, radiator, wall mounted TV(supplied)power sockets. Furniture is supplied but not in photograph



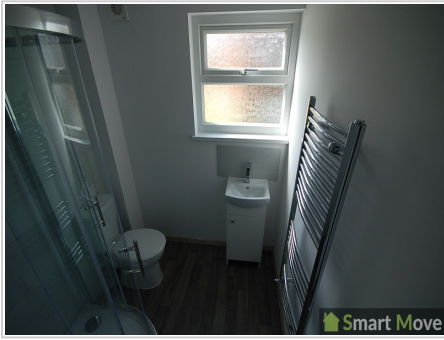
En Suite (9' 11" x 3' 03") or (3.02m x 0.99m)

Shower cubicle with shower above, fully tiled, WC and wash hand pedestal basin with chrome towel rail radiator and extractor.



Kitchen (12' 05" x 5' 10") or (3.78m x 1.78m)

Base and eye level units with worktops to compliment, sink with drainer and mixer tap, tiled splashbacks, oven, hob and extractor, drawers, heat and smoke detectors.



Shower Room (5' 09" x 5' 05") or (1.75m x 1.65m)

Three piece suite comprising of Shower quadrant with shower above, vanity sink with mixer tap, WC, extractor and chrome towel rail.



Front Of Property

Pathway leading to Front Door.



Rear Garden

Low Maintenanaced and gravelled. Gate to side and enclosed by fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

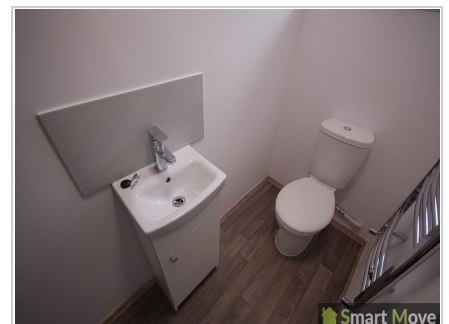
We are informed that the tenure is

Council Tax

Band A

Directions

Located off Bretton 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.