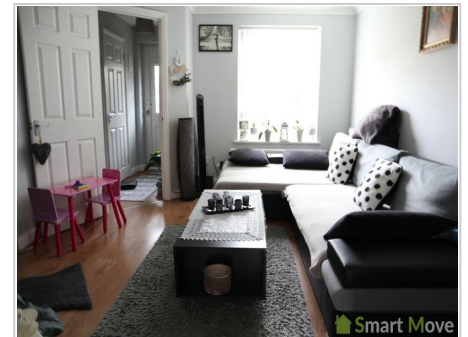
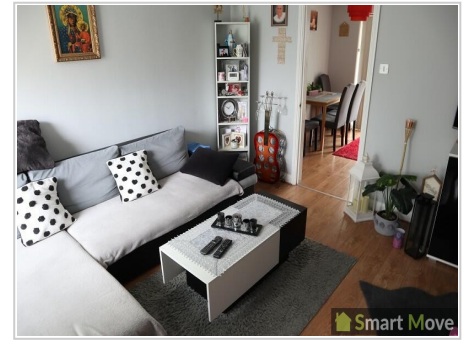


PROPERTY OF THE WEEK

**22 Fairchild Way
Peterborough
Cambridgeshire
PE1 3TL**

£1,050 Monthly



- Detached Family Home
- Three Bedrooms
- Driveway and Garage
- Kitchen with appliances
- Conservatory
- Close to City Centre
- Available 30th October 2023

Ref: PRA12618

Viewing Instructions: Strictly By Appointment Only

General Description

Smart Move are pleased to offer To Rent, this three bedroom, detached property in Dogsthorpe. Situated within close proximity to local amenities, schools and access into the city centre as well as road networks across Peterborough. Accommodation comprises entrance hall, cloakroom, living room, kitchen/diner, conservatory with three bedrooms and bathroom to the first floor. Outside, there are front and rear gardens with a driveway and garage to the side. To arrange your viewing, please call our Letting's team on 01733313373

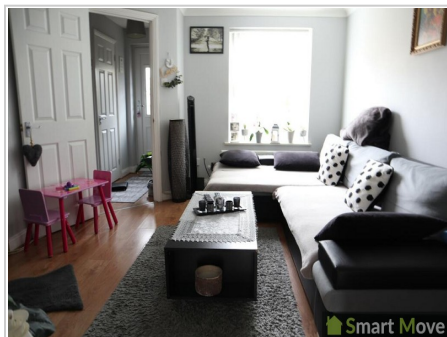
Accommodation

Entrance Hall

Door entering into entrance hallway, laminate flooring, radiator, stairs leading to 1st floor.

Cloak Room (4' 7" x 2' 5") or (1.39m x 0.74m)

Two piece suite comprising of WC and wash hand pedestal basin, radiator, window to the front.



Living Room (14' 8" x 13' 5") or (4.47m x 4.08m)

Window to the front, radiator, laminate flooring, power sockets.



Kitchen/Diner (14' 6" x 9' 6") or (4.42m x 2.89m)

Base and eye level units with worktops to compliment, sink with drainer and mixer tap, gas hob and integrated extractor above with single oven. Space and plumbing for washing machine, space for fridge freezer, window to rear, laminate flooring, radiator, power sockets

Conservatory (8' 4" x 7' 2") or (2.54m x 2.19m)

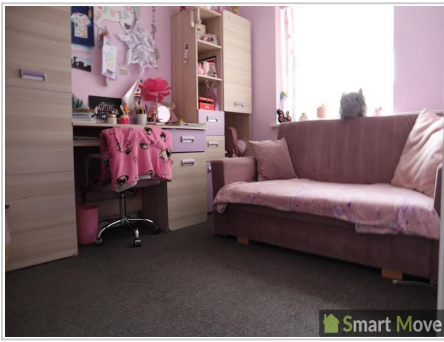
Half brick and UPVC construction, doors leading to rear garden, power sockets and tiled flooring.

Landing

Window to the side, loft hatch.

Bedroom 1 (12' 6" x 8' 2") or (3.81m x 2.49m)

Window to the front, radiator, power sockets.



Bedroom 2 (11' 0" x 8' 2") or (3.35m x 2.48m)

Window to the rear, radiator, power sockets

Bedroom 3 (11' 5" x 6' 9") or (3.49m x 2.05m)

Window to the front, radiator, power sockets.



Bathroom (6' 6" x 6' 2") or (1.97m x 1.88m)

Three piece suite comprising of bath with shower curtain and shower above, WC and wash hand pedestal basin, tiled, radiator, window to the rear.



Outside

Gardens to front and rear with courtesy door to the garage.



Garage

Up n Over door to the front leading of the driveway, power and light and courtesy door to the rear.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

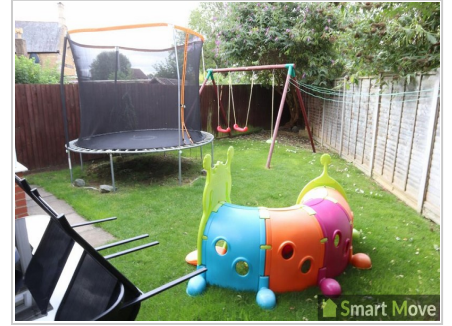
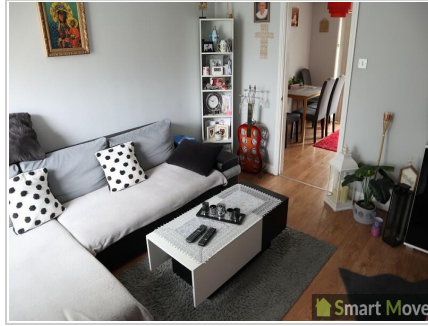
We are informed that the tenure is

Council Tax

Band C

Directions

Located of Welland 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.