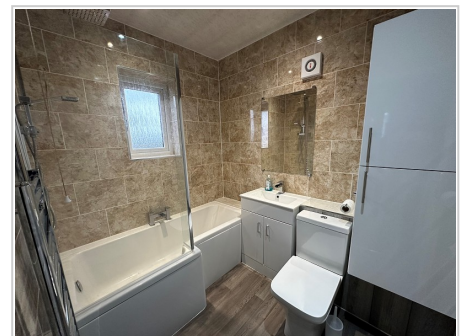


Mace Road
Peterborough
Cambridgeshire
PE2 8RQ

£1,200 Monthly



- Available 31st December
- Three Bed Semi Detached
- Close To The City Centre
- PE2 Location
- Enclosed Garden
- Family Home



Ref: PRA12635

Viewing Instructions: Strictly By Appointment Only

General Description

****Available 31st December **Three Bed Semi Detached **Close To The City Centre **PE2 Location ** Enclosed Garden **Family Home****

Accommodation



Entrance Hallway

Laminate Flooring Throughout, Radiator, UPVC Window to Side.



Kitchen (17' 1" Max x 7' 3" Max) or (5.20m Max x 2.20m Max)

Double Gas Oven, 5 Burner Gas Hob Extractor Fan, Space for Fridge Freezer, Space for Washing Machine, Tumble Drier, Vinyl Floor, UPVC door to Rear Garden.



Lounge/diner (25' 7" Max x 11' 10" Max) or (7.80m Max x 3.60m Max)

UPVC Bay window to Front, 2 Radiators, UPVC French Doors To Garden, Electric Fire, Laminate Flooring.



Bedroom 1 (15' 1" Max x 10' 10" Max) or (4.60m Max x 3.30m Max)

UPVC Window To Front, Radiator, Fitted Carpet, Fitted Wardrobes.



Bedroom 2 (10' 6" Max x 10' 10" Max) or (3.20m Max x 3.30m Max)

UPVC Window To Rear, Fitted Carpets, Radiator.



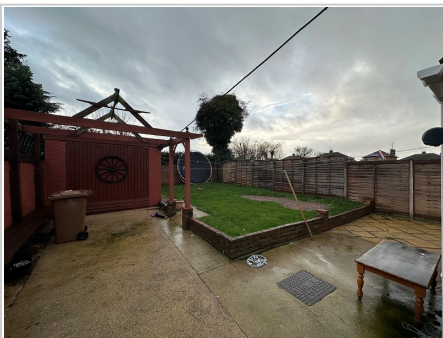
Bedroom 3 (7' 3" Max x 9' 2" Max) or (2.20m Max x 2.80m Max)

UPVC Window To Front, Fitted Carpet, Radiator, Wardrobe Space.



Bathroom (7' 3" Max x 5' 11" Max) or (2.20m Max x 1.80m Max)

Fully tiled walls, P-Shape Bath, Rainfall Shower, WHB Vanity Unit, WC, Towel Rail, UPVC Window To Side, Vinyl Flooring, Boiler Cupboard.



Rear Garden

Shed Area, Half laid to Lawn, Patio Area.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

We are informed that the tenure is

Council Tax

Band C



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.