

PROPERTY OF THE WEEK

**7 Duke Street
Peterborough
Cambridgeshire
PE2 8EB**

£205,000



- Ideal First Time Purchase
- Three Bedrooms
- Two Reception Rooms
- Walking Distance to City Centre
- Enclosed Rear Garden
- No Forward Chain

Ref: PRA12655

Viewing Instructions: Strictly By Appointment Only

General Description

****NO FORWARD CHAIN**** Smart Move are pleased to offer for sale, this three bedroom, terrace home in Fletton. Situated within close proximity to local amenities, schools and within walking distance to the city centre and the railway station, this property is an ideal first time purchase.

Accommodation is set over two floors and comprises; entrance, living room, dining room, kitchen and bathroom to the ground floor. Upstairs, there are two double bedrooms and a third bedroom, off the second.

The rear garden is enclosed and mainly laid to lawn.

To arrange your viewing, please call our sales team.

Accommodation

Entrance

UPVC double glazed entrance porch



Living Room (10' 11" x 11' 2") or (3.34m x 3.41m)

UPVC box bay window to the front, laminate flooring, radiator, TV point, power sockets.



Dining Room (11' 9" x 12' 5") or (3.59m x 3.79m)

UPVC double glazed window to the rear, laminate flooring, power sockets, understairs cupboard.



Kitchen (7' 1" x 11' 4") or (2.17m x 3.46m)

Base and eye level units with worktops to compliment, stainless steel sink and drainer with mixer tap, built in single oven with gas hob and extractor canopy above, wall mounted gas combi boiler, space and plumbing for washing machine, space for fridge freezer, UPVC double glazed window to the side, power sockets



Bathroom (7' 2" x 5' 9") or (2.19m x 1.76m)

Three piece suite comprising of bath with electric shower above fully tiled, WC and wash hand basin with mixer tap, radiator, UPVC double glazed window to the rear

Stairs To First Floor

Stairs leading to first floor and landing, light, carpeted.



Bedroom 1 (13' 9" x 11' 5") or (4.19m x 3.47m)

UPVC double glazed window to the front, radiator, power sockets.



Bedroom 2 (14' 0" x 12' 7") or (4.26m x 3.84m)

UPVC double glazed window to the rear, radiator, power sockets.



Bedroom 3 (7' 3" x 11' 3") or (2.20m x 3.44m)

UPVC double glazed window to the rear, laminate flooring, radiator, power sockets.



Rear Garden

Side access from front, patio area, laid to lawn, fence enclosure.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

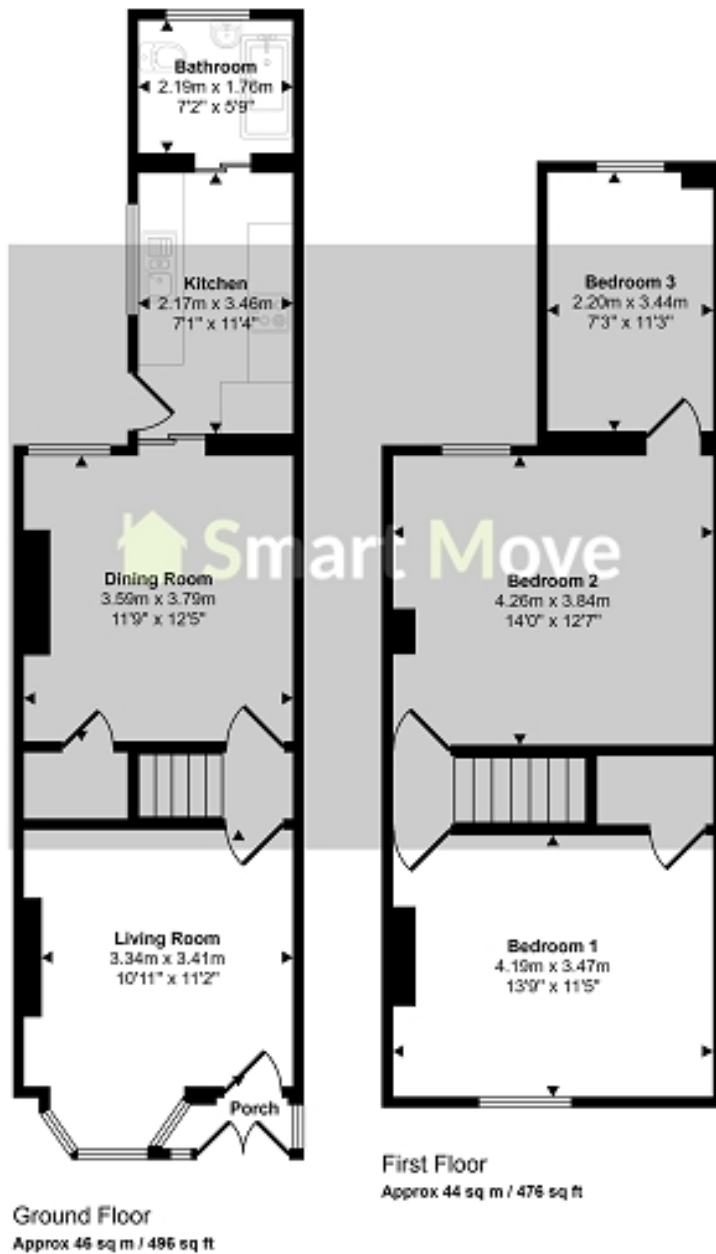
Council Tax

Band B

Directions

Situate off High street Old Fletton.

Approx Gross Internal Area
90 sq m / 972 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.