

PROPERTY OF THE WEEK

**9 Pooley Way
Yaxley
Peterborough
Cambridgeshire
PE7 3WH**

£1,250 Monthly



- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Enclosed Rear Garden
- Fantastic Cul-De-Sac Location

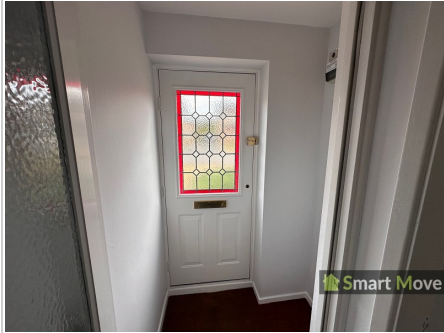
Ref: PRA12692

General Description

Smart Move are delighted to offer for Let this three bedroom, semi detached property in a highly regarded area in Yaxley. Nestled in a pleasant cul-de-sac and being refurbished. Accommodation comprises entrance hall, living room, dining room, kitchen with three bedrooms and family bathroom to the first floor. Outside, the property offers a driveway for multiple vehicles to the side and a good size rear garden.

Yaxley is situated within close proximity to the A1, perfect for those commuting and also has a variety of amenities including, local shops, health care centres and primary schools. Call Smartmove on 0173331373 to arrange all viewing's.

Accommodation



Entrance Hallway

Door leading through to entrance hallway with fusebox above and door leading into stairwell.



Lounge (13' 1" Max x 11' 5" Max) or (3.98m Max x 3.47m Max)

Double glazed window to front, radiator, doors to dining room, gas fire.



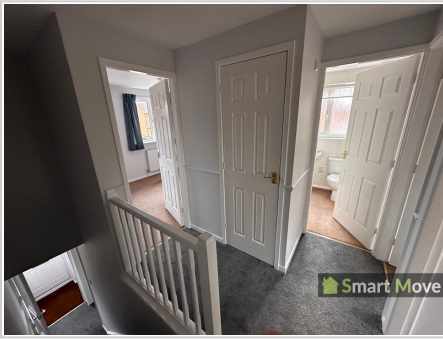
Dining Room (10' 8" Max x 7' 9" Max) or (3.25m Max x 2.37m Max)

Radiator, patio doors to garden, under stair storage with freezer provided.



Kitchen (10' 8" Max x 6' 5" Max) or (3.24m Max x 1.95m Max)

Window to side, door to garden, fitted with a range of wall and base units, sink and drainer, integrated oven with gas hob, central heating boiler, radiator, plumbing for washing machine, space for fridge. Washing machine, fridge provided.



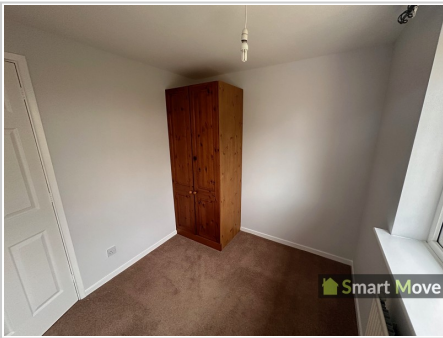
First Floor Landing

Radiator, airing cupboard, doors to bedrooms and bathroom.



Bedroom 1 (14' 9" Max x 8' 9" Max) or (4.50m Max x 2.66m Max)

Radiator, two windows to front.



Bedroom 2 (8' 7" Max x 7' 5" Max) or (2.61m Max x 2.27m Max)

Double glazed window to rear, radiator.



Bedroom 3 (7' 5" Max x 5' 10" Max) or (2.27m Max x 1.78m Max)

Double glazed window to rear, radiator. Furniture in the form of a desk and cupboards are offered but down to tenants discretion.



Bathroom (7' 3" Max x 5' 7" Max) or (2.20m Max x 1.71m Max)

Fitted with a three piece suite comprising bath with shower attachment over, toilet, wash hand basin and window to side.



Front Of Property

Tar mac driveway and block paved pathway with landscaped frontage and gated access to rear.



Rear Garden

The rear is an enclosed garden, mainly laid to lawn with gated access to the side.

Agents Note

White goods are provided including washing machine, fridge and freezer with a lifetime guarantee only so if they break then they will not be replaced by the Landlord or disposed with.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Tenure

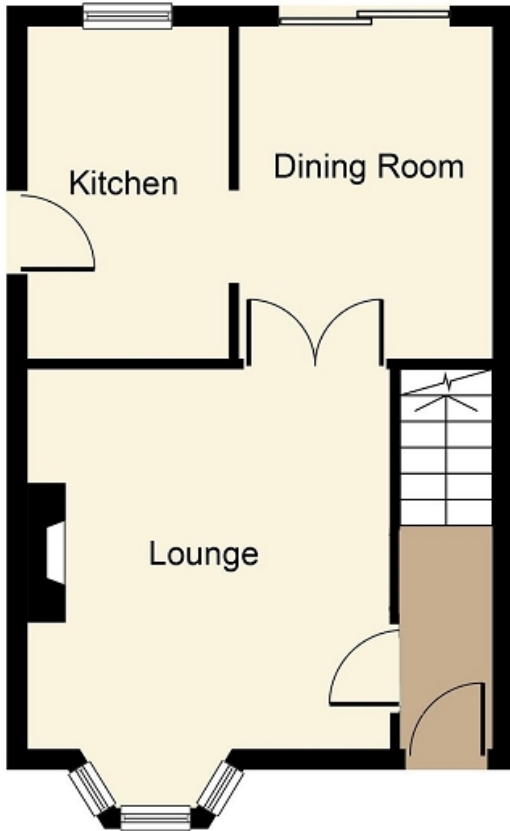
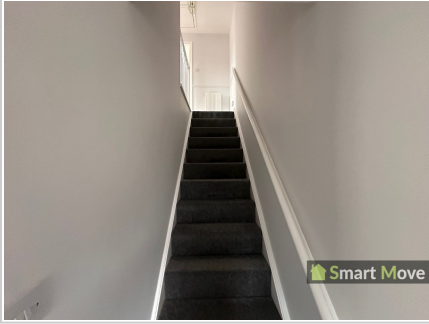
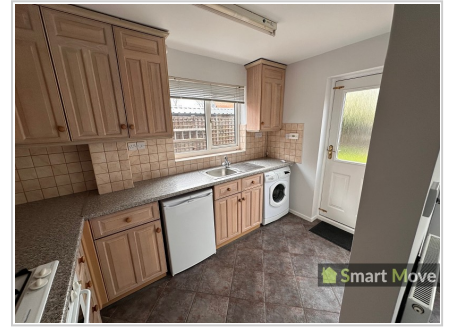
We are informed that the tenure is

Council Tax

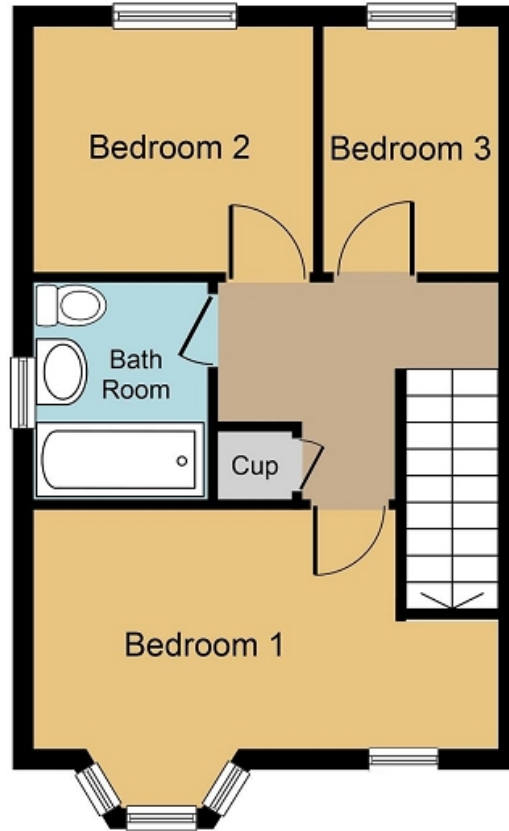
Band C

Directions

Situated off Green Lane and Broadway.



Ground Floor



First Floor

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.