

PROPERTY OF THE WEEK

**28 Woodland Lea
Helpston
Peterborough
Cambridgeshire
PE6 7EF**

£1,650 Monthly



- Detached Property
- 4 Bedrooms
- Brand New Kitchen
- Brand New Bathroom and Ensuite
- New Boiler
- Village of Helpston
- Mature Garden

Ref: PRA12710

Viewing Instructions: Strictly By Appointment Only

General Description

A beautifully Presented and extremely Flexible Living Property based within the Village of Helpston. Undergone a Full makeover this Property is Available and ready. Brand New Kitchen plus appliances, Brand New Bathroom and En Suite of Master. New Boiler and tastefully Decorated and Carpeted Throughout. Call Smartmove on 01733313373 to arrange a Viewing.

Accommodation

Entrance Hallway

Doors leading to all room downstairs, radiator, power socket

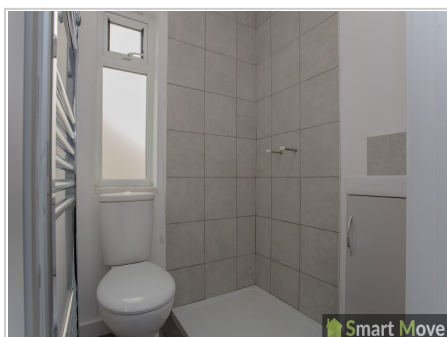
Agents Note

Fully renovated Chalet Bungalow with a long garden. Flexible living as the property is equally split over two floors. New Boiler, Kitchen, Bathroom and En suite and tastefully decorated through out.



Bedroom 1 (17' 5" x 10' 2") or (5.31m x 3.10m)

UPVC double windows to the side and front, radiator, power sockets



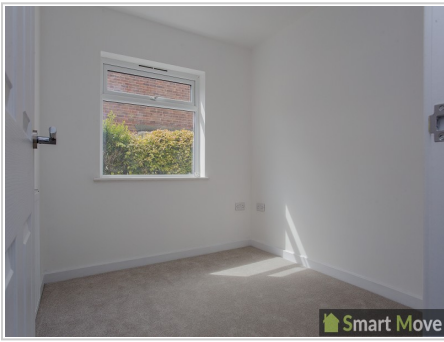
En Suite

Three piece suite comprising of Shower cubicle, fully tiled, shower over, WC and wash hand basin with mixer taps, chrome towel rail radiator, UPVC double glazed window to the side.



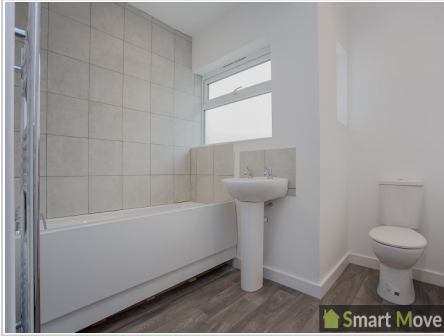
Bedroom 2 (11' 10" x 9' 10") or (3.60m x 3.0m)

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



Study (8' 6" x 6' 7") or (2.60m x 2.00m)

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



Bathroom

Three piece suite comprising of bath, WC and wash hand basin, tile splashbacks, chrome towel rail radiator, UPVC double glazed windows to the side and rear.



Kitchen Lounge Diner (29' 6" Max x 20' 0" Max) or (9.0m Max x 6.10m Max)



Kitchen Area

Brand new base and eye level units with worktops to compliment, sink, built double oven with hob and extractor, built in dishwasher, space and plumbing for washing machine, tiled splashbacks, UPVC double glazed window to the rear, power sockets.

Dining Area

UPVC double glazed windows with dual aspect, UPVC double glazed french doors leading on rear patio, power sockets.



Lounge Area

UPVC double glazed window to the side, stairs leading to 1st floor and landing, power sockets.

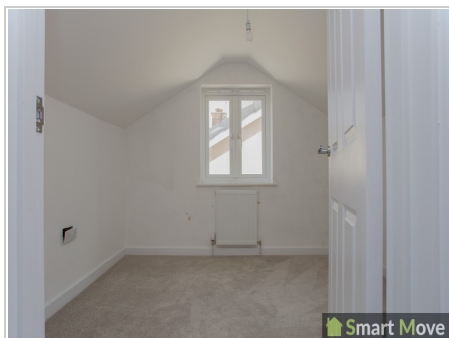
Landing

Doors leading to Bed 3 and 4.



Bedroom 3 (11' 2" x 9' 2") or (3.40m x 2.80m)

UPVC double window to the side, radiator, power sockets.



Bedroom 4 (9' 2" x 7' 10") or (2.80m x 2.40m)

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



Front Of Property

Low brick dwarf wall with block paved driveway leading to the side and rear garden and garage. Landscaped frontage.



Rear Garden

Extensive long rear garden with patio area, mature trees and shrub sand mainly laid to lawn. Rear access from the side of the property leading to a Garage with up and over door.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

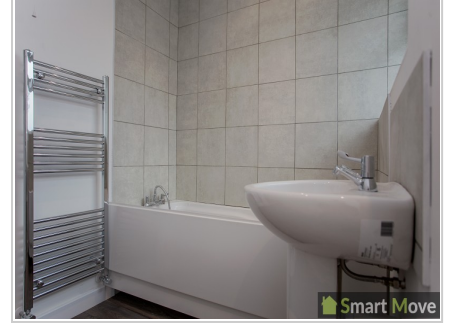
We are informed that the tenure is

Council Tax

Band C

Directions

Located off Broad Wheel Rd onto Woodland Lea PE6 7EF.



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.