

Crabtree
Peterborough
Cambridgeshire
PE4 7EQ

£1,250 Monthly



- End Of Terraced
- Three Bedrooms
- Kitchen Diner
- Lounge
- Study
- UPVC double Glazed
- Enclosed Rear Garden.



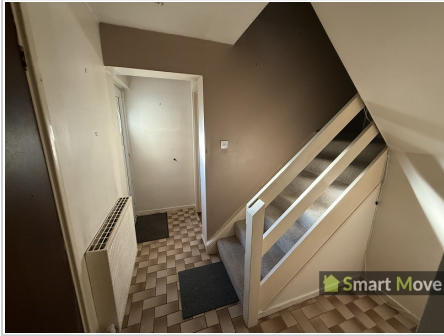
Ref: PRA12868

Viewing Instructions: Strictly By Appointment Only

General Description

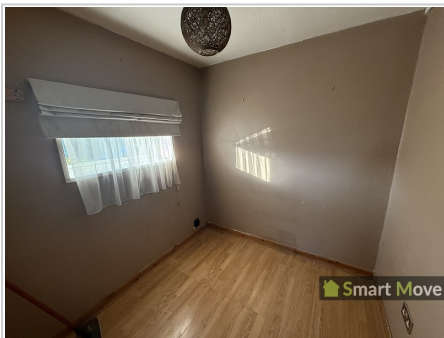
End of Terraced Family with Three Bedrooms is available now. Situated in Paston within easy reach to schools and shops just Call Smartmove on 01733313373 to arrange a viewing. The property consists of entrance hallway, study, cloakroom, kitchen diner, lounge. Upstairs 3 bedrooms and bathroom with separate WC. Enclosed Rear garden.

Accommodation



Entrance Hallway

Radiator, stairs to first floor,



Study (8' 4" x 7' 4") or (2.54m x 2.24m)

Window to front, radiator, power sockets



Cloak Room (5' 10" x 3' 7") or (1.79m x 1.08m)

2 piece suite with WC and wash hand pedestal basin with tiled splashback, radiator, window to front



Kitchen/Diner (9' 8" x 19' 7") or (2.95m x 5.96m)

Base and eye units with worktops to compliment, stainless sink and drainer with mixer, freestanding cooker, space and plumbing for washing machine, window to the front and patio doors to the rear, radiator, power sockets



Lounge (13' 5" x 13' 3") or (4.10m x 4.05m)

Window to the rear, radiator, power sockets

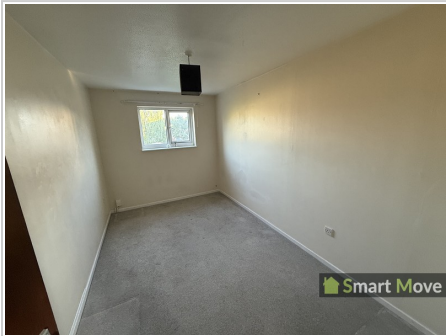
Stairs To First Floor

Stairs leading upto first floor and landing, loft access, 2 storage cupboards and separate WC.



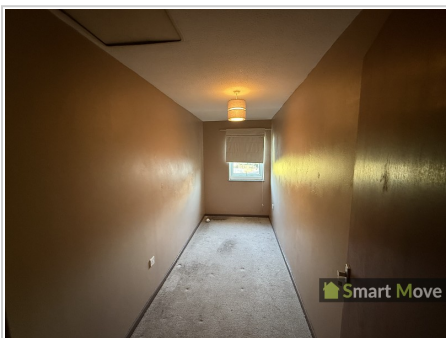
Bedroom 1 (13' 5" x 9' 7") or (4.10m x 2.92m)

Window to the rear, power sockets



Bedroom 2 (13' 6" x 5' 5") or (4.11m x 1.65m)

Window to the rear, power sockets



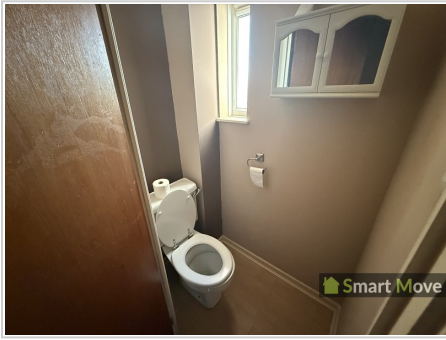
Bedroom 3 (13' 6" x 8' 1") or (4.12m x 2.47m)

Window to the rear, power sockets



Bathroom (4' 9" x 5' 10") or (1.45m x 1.77m)

2 piece bathroom suite with bath and shower over and curtain, window to the front,



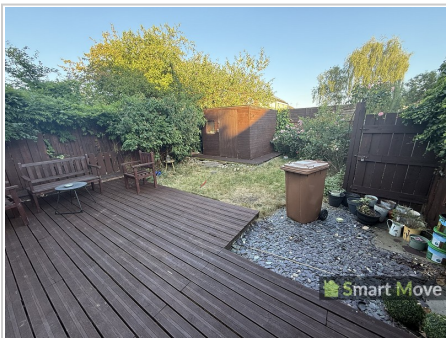
WC (4' 6" x 2' 9") or (1.38m x 0.84m)

WC. window to the front.



Front Of Property

Gated frontage with pathway to outside storage cupboards and front of property.,



Rear Garden

Fence enclosure, laid to lawn, decking.

Services

Mains electricity, mains gas, mains water, mains drainage

Tenure

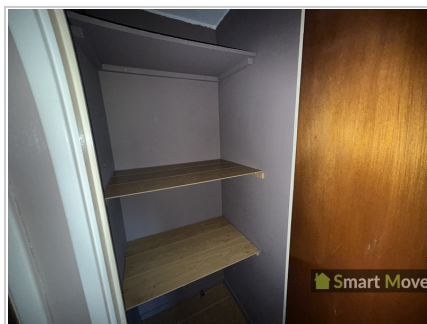
We are informed that the tenure is

Council Tax

Band B

Directions

Located of Paston Way



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.