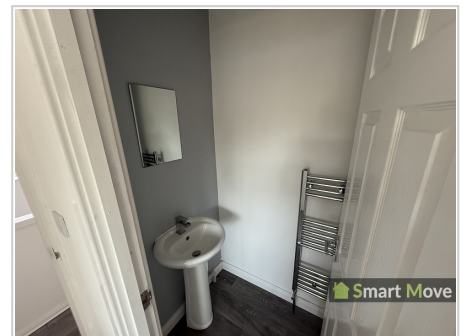


# PROPERTY OF THE WEEK

**5 John Bird Walk  
Farcet  
Peterborough  
Cambridgeshire  
PE7 3BX**

**£1,250 Monthly**



- Semi Detached
- Three Bedroom
- En Suite
- Cloakroom
- Laminate Flooring
- Refurbed

**Ref: PRA12869**

## General Description

Established Semi Detached Property situated in Farcet. Been refurbed with En suite of Master Bedroom. Kitchen with appliances and downstairs cloakroom. Laminate flooring throughout. New carpeted stairs. Call Smartmove on 01733 313373 to arrange all viewings with the Letting's Team.

---

## Accommodation

---

### Agents Note

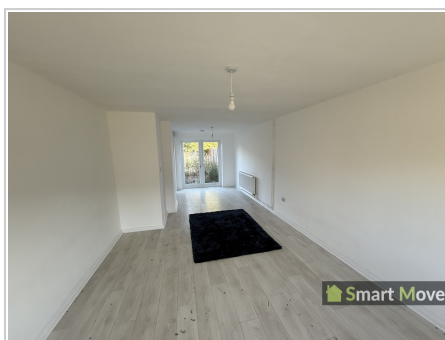
The garden will be fully cut prior to any move in. All property will be fully cleaned and hoovered. Any photos showing over grown lawns are merely to show size of gardens and not a characteristic of moving in.

---

### Entrance Hallway (7' 4" x 5' 10") or (2.23m x 1.78m)

Door leading into entrance hallways, stairs to first floor and landing.

---



### Lounge/diner (26' 7" x 11' 5") or (8.10m x 3.49m)

Laminate flooring, radiator, Window to front and French Door to the rear, power sockets.

---



### Kitchen (9' 7" x 6' 1") or (2.91m x 1.86m)

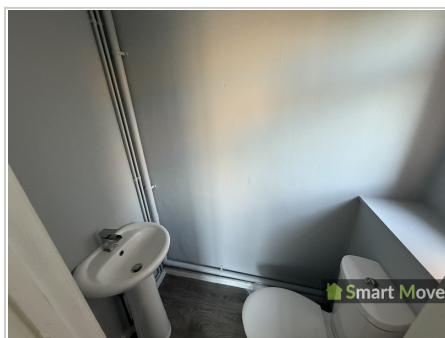
Base and eye units with worktops to compliment, sink with drainer and mixer tap, built in oven with gas hob and extractor above, window to the rear, tiled splashbacks, space for dishwasher or tumble dryer, power sockets, built in storage cupboard.

---

### Inner Hallway (6' 3" x 2' 11") or (1.90m x 0.88m)

Worktop with space and plumbing for washing machine, power socket and window to side, laminate flooring.

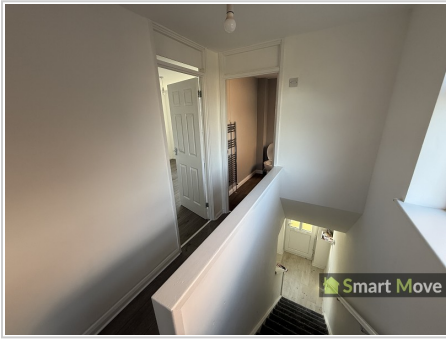
---



### Cloak Room (5' 10" x 2' 11") or (1.78m x 0.88m)

2 piece suite comprising of WC and wash hand pedestal basin, window to the side, laminate flooring.

---



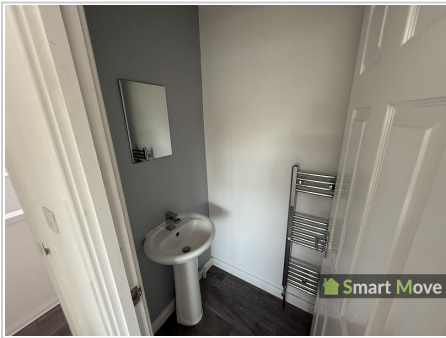
## First Floor Landing

New carpet laid on stairs and landing, loft access, storage cupboard, window to the side.



## Bedroom 1 (11' 3" x 10' 9") or (3.42m x 3.28m)

Window to the front, radiator, laminate flooring, power sockets, double built in wardrobes.



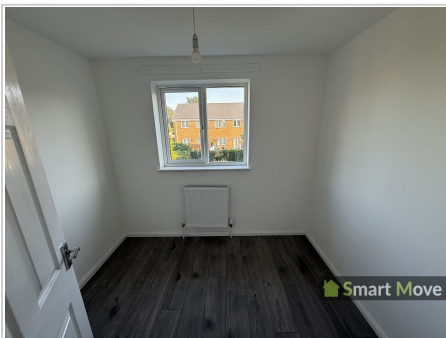
## En Suite (3' 4" x 6' 2") or (1.01m x 1.88m)

Over extended shower cubicle with shower over and fully tiled, wash hand pedestal basin, chrome towel rail radiator, laminate flooring, extractor.



## Bedroom 2 (8' 8" x 11' 6") or (2.63m x 3.50m)

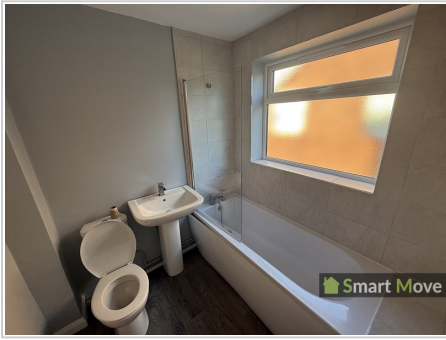
Window to the front, radiator, laminate flooring, power sockets.



## Bedroom 3 (8' 10" x 7' 2") or (2.69m x 2.19m)

Window to the rear, radiator, laminate flooring, power sockets.





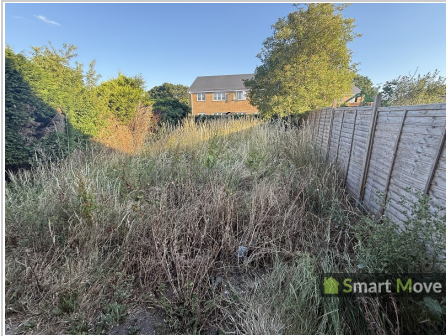
## Bathroom

3 Piece suite, WC, wash hand pedestal basin, bath with shower screen and shower handle mixer tap, window to the side, laminate flooring, extractor.

---

## Front Of Property

Pathway leading to front and side gate, laid to lawn frontage.



## Rear Garden

Laid to lawn rear garden, fence enclosure.

---

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is

## Council Tax

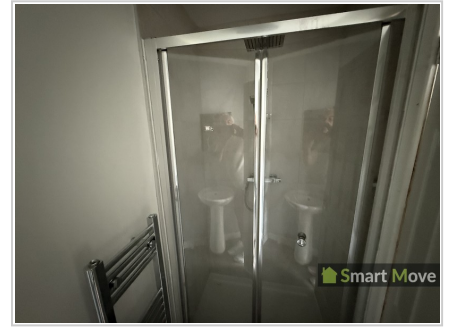
Band C

---

## Directions

Situated off Winston Way Farcet

---



*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.*