

# Harrison Rose

Property Management

## TO LET



Detached three bedroom period property in Peterborough.

**Alexandra Road, Peterborough, PE1 3DE.**

- **DETACHED FAMILY HOME**
- **THREE / FOUR BEDROOMS**
- **GARAGE & OFF ROAD PARKING**
- **ENCLOSED GARDEN**
- **AVAILABLE 01/03/2019**

**£ 950 pcm**



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Ref: L133

Harrison Rose Property Management is a trading name of Harrison Day Ltd  
Registered in England and Wales company No. 10288086 VAT No. awaiting registration  
Registered Office: 2 The Parade, Lawson Ave, Peterborough PE2 8PW



**Available: 01/03/2019**

**Deposit: £1,050**

### **Ground Floor**

#### **Hall**

Front entrance door, stairs leading to the first floor landing, doors to:

#### **Lounge**

UPVC double glazed window to front, single radiator, TV point.

#### **Kitchen**

Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, 1+1/2 bowl stainless steel sink, built in cooker with four gas hobs, single radiator.

#### **Dining Room**

UPVC double glazed window, single radiator.

#### **Shower Room**

Fitted with a three piece suite, comprising a shower, vanity wash hand basin, WC, tiled splashbacks, heated towel rail, uPVC frosted double glazed window.

#### **Porch**

Surround uPVC double glazed window, door to rear.

### **First Floor**

#### **Landing**

Single radiator, access to airing cupboard, doors to:

#### **Bedroom 1**

Single radiator, uPVC double glazed window.

#### **Bedroom 2**

Single radiator, uPVC double glazed window.

#### **Bedroom 3**

Single radiator, uPVC double glazed window.

#### **Outside**

The front of the property is mainly block paved allowing for off road parking and driveway leading to an up and over garage with laid to lawn to the side, side gate to garden. Enclosed garden, mainly laid to lawn with a patio area and a mixture of shrubs and bushes to border.

The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- general administration fees
- reference fees (including credit checks, bank, guarantor, etc)
- application fees
- fees for drawing up tenancy agreements
- inventory fees, including check-in and check-out fees
- guarantor arrangement/application fees
- additional occupant fees
- pets disclaimer fees/additional pet deposit

Fees are charged on a per-person, basis and will vary depending on circumstances.

Harrison Rose makes every reasonable effort to ensure the accuracy, measurements and descriptions of Properties, however please be aware of the following limitations:

- Our property details do not constitute part or all of an offer or contract
- Property details, including text, photographs and plans are for guidance only and should not be relied on
- Measurements are for general guidance. It is the tenant's responsibility to satisfy their accuracy.
- Tenants should satisfy their own queries in regards to fixture/fittings and parking facilities.
- Under the money laundering regulations, all prospective tenants will be asked to show identification and source of funds documentation if requested.

**Energy Performance Certificate  
To Follow**

Draft details only may be subject to amendment

None of the statements/measurements in these particulars should be relied on as representations of fact.

Any applications/services mentioned should not be taken as a guarantee that they are in working order.