

# Harrison Rose

Property Management

## TO LET



Semi-detached three bedroom house in Hampton Gardens.

**Clovelley Drive, Hampton Gardens, Hampton, PE7 8PZ.**

- SEMI-DETACHED
- THREE BEDROOMS
- ENCLOSED GARDEN
- OFF ROAD PARKING
- AVAILABLE NOW

**£ 850 pcm**



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Ref: L132

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: NOW**

**Deposit: £950.00**

**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 electric cooker, four gas ring hobs with extractor hood over, space for fridge/freezer, dishwasher, washing machine, uPVC double glazed window to rear, single radiator, door leading to rear.

**WC**

Fitted with a two piece suite, comprising a low level WC and pedestal wash hand basin, single radiator, frosted uPVC double glazed window.

**First Floor**

**Landing**

Single radiator, doors leading to:

**Bedroom 1**

UPVC double glazed window, built in cupboard, single radiator, door to:

**Ensuite**

Fitted with a three piece suite, comprising a shower enclosure, low level WC and a pedestal wash hand basin, frosted uPVC double glazed window.

**Bedroom 2**

UPVC double glazed window, single radiator.

**Bedroom 3**

UPVC double glazed window to rear, single radiator.

**Bathroom**

Fitted with a three piece suite, comprising a bath, pedestal wash hand basin, low level WC, tiled splashbacks, frosted uPVC double glazed window.

**Outside**

The front of the property is mainly paved allowing for off road parking, laid to lawn to the side with a pathway leading to front entrance, access to side gate. Enclosed rear garden, mainly laid to lawn with a patio area.

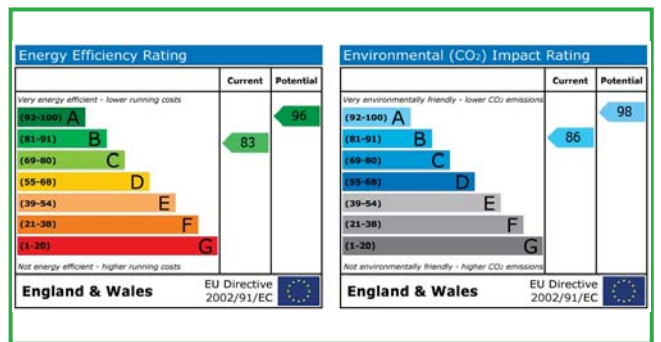
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- 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.



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.

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